



**AGENDA
DECEMBER 19, 2023
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM**

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.
- 5. PROCLAMATION**

Martin Luther King Jr. Day – January 15, 2024

Community ISD School Board Recognition Month - January 2024
- 6. CONSENT AGENDA**
Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.
 - A.** Approve the minutes of the December 5, 2023 meeting.
 - B.** Approve Resolution No. **2023-12-02** approving and authorizing the execution of an Access Easement granted to the City of Lavon by Bear Creek Commercial Properties, L.P. for public access relating to the State Highway 205 Addition, Phase 2.
 - C.** Approve Resolution No. **2023-12-03** approving and authorizing the execution of an encroachment license agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a roadway, storm sewer, sanitary sewer, and related infrastructure within a portion of a GP&L easement adjacent to the Community ISD Addition north of the intersection of Trails of Lavon Parkway and Rosewood (formerly CR 483).
 - D.** Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 219.944 acres situated out of the Drury Anglin Survey, Abstract No. 2, Sheet 4, Tract, 62 and the JAS Strickland Survey, Abstract No. 794, Sheet 3, Tract 26 and approve Ordinance No. **2023-12-04** disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Discussion and action regarding the award of the construction contract for the City of Lavon North Wastewater Treatment Plant (WWTP) (CIP-38) and Resolution No. **2023-12-04** authorizing the negotiation and execution of a construction contract with Heritage General Contractor in the amount of \$8,458,000.00 with 480 calendar days to construct and providing an effective date.
 - B.** Discussion and action regarding acceptance of the public infrastructure related to the expansion and remodel construction project at Phylliss NeSmith Elementary School on Lot 1, Block A, of the Community ISD Elementary Addition.

- C. Discussion and action regarding Resolution No. **2023-12-05** approving and authorizing the execution of Change Order No. 5 to the construction contract with North Texas Contracting, Inc. for the City of Lavon Bently Farms, Phase 1 Paving and Storm Drain (CIP-24) Construction Project to close out and make the final cost adjustment for actual quantities installed in an amount not to exceed \$12,445.00; and providing an effective date.
- D. Discussion and action regarding acceptance of the Bently Farms Phase 1 Paving and Storm Drain (CIP-24) construction project improvements.
- E. Discussion and action regarding Resolution No. **2023-12-06** approving and authorizing the execution of Change Order No. 3 to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in an amount not to exceed \$47,823.60 for installation of additional flex base for Public Works and the Police Department; and providing an effective date.
- F. Discussion and action regarding Resolution No. **2023-12-07** approving and authorizing the execution of Change Orders No. 1 and No. 2 to the construction contract with Infra Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project for the installation of two additional construction exits at Harrison Ln and Rosewood (CR 483) in an amount not to exceed \$7,290.00 and an additional culvert under the new trail in an amount not to exceed \$13,740.00; and providing an effective date.
- G. Discussion and action regarding Ordinance No. **2023-12-05** to amend the fee schedule adopted by Ordinance No. **2023-08-10** for the Fiscal Year October 1, 2023 through September 30, 2024, as amended, to remove the registration fee for mobile food unit certified food handler/manager and to add a permit fee for an underground fire main.

8. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – utilities, capital projects, public works, and street maintenance report
- D. Administration Services – building permits; CWD service; Collin County tax collection; sales tax; finance report; CIP budget report; TxDOT projects report; and administration and staff report.

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (2) consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter for the provision of municipal services in an unincorporated area and pursuant to Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property.

10. RECONVENE FROM EXECUTIVE SESSION

Consider and take any action necessary as a result of each item listed in executive session, including but not limited to the following:

- A. Discussion and action regarding a Fire and Emergency Services Agreement with the Collin County Municipal Utility District No. 5.
- B. Discussion and action regarding a License Agreement with Community FC for Use of a portion of the J. L. Rees Park area.

11. SET FUTURE MEETINGS AND AGENDA

Requests may be made for items to be placed on a future agenda or for a special meeting.

January 2, 2024 – Regular Meeting

January 16, 2024 – Regular Meeting

12. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall and on or before 6:00 PM on December 15, 2023.

/ Rae Norton /

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.



PROCLAMATION

City of Lavon, Texas

WHEREAS, the mission of Community Independent School District (CISD) is “*In partnership with an engaged community, we will create an uncompromising commitment to excellence by empowering learners in the Brave Nation where success is celebrated and everyone is valued;*” and

WHEREAS, the vision of CISD is “*Inspiring students, staff and the community to BELIEVE, LEAD, UNITE and EXCEL;*” and

WHEREAS, local school board members are responsible for ensuring the structure that provides a solid foundation for our school system and are responsible for communicating the needs of the school district to the public and the public’s expectations to the district; and

WHEREAS, January 2024 is School Board Recognition Month;

NOW THEREFORE, I, Mayor Vicki Sanson, on behalf of the City Council of the City of Lavon do hereby express our most sincere appreciation for the members of the

Community Independent School District Board of Trustees

and I urge all citizens to join me in recognizing the dedication and hard work of local school board members and in working with them to mold an education system that meets the needs of our children now and always.

Be it so proclaimed, this 19th day of December 2023

Vicki Sanson
Mayor



PROCLAMATION

City of Lavon, Texas

Dr. Martin Luther King Jr. Day 2024

WHEREAS, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and

WHEREAS, in 1994, the United States Congress designated the Martin Luther King Jr. holiday as a national day of volunteer service; and

WHEREAS, we embrace Coretta Scott King's words, "The greatness of a community is most accurately measured by the compassionate actions of its members."

NOW THEREFORE, I, Vicki Sanson, Mayor of the City of Lavon do hereby recognize

Martin Luther King Jr. Day

in the City of Lavon and encourage all residents of the City to pay tribute to the life and works of Dr. Martin Luther King Jr. and to recommit themselves to Dr. King's dream by engaging in acts of service to others, to their community, and to our great Nation.

Be it so proclaimed, this 19th day of December 2023

Vicki Sanson
Mayor



**MINUTES
DECEMBER 5, 2023
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2
KAY WRIGHT, PLACE 3, MAYOR PRO TEM
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.

2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND TED DILL DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/COMMUNICATIONS

- Holiday Grease Round up ends January 12, 2023.
- Toys for Tots located at City Hall

4. CITIZENS COMMENTS

Amanda Morton, 7880 CR 542, Nevada, requested the Community FC Soccer Agreement be placed on a future agenda.

5. CONSENT AGENDA

A. Approve the minutes of the November 21, 2023, meeting.

B. Approve Resolution No 2023-12-01 approving and authorizing the execution of Change Order No. 4 to the construction contract with Summit Solutions, Inc. for the City of Lavon North Lift Station (CIP-38) Construction Project to provide for additional electrical and plumbing work and to add 120 days additional contract time that does not result in a net change to the current contract amount; and providing an effective date.

C. Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 159.9476 acres situated at 1550 Anna Cade Road being Tract 26, Tract 25, and Tract 56 out of the Joseph Strickland Survey, Abstract No. 794 and Tract 89 out of the Drury Anglin Survey, Abstract No. 2, southeast of Caddo Creek Drive and approve Ordinance No. 2023-12-01 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. Public Hearing, discussion and action regarding an application to change the zoning district classification from Agricultural (A) District to Retail (R) District on approximately 5.14 acres of

land out of the S. M. Rainer Survey, Abstract 740, Tract 82, situated south of and adjacent to 400 N. SH 78, Lavon, Collin County, Texas, (CCAD Property ID 2542827).

Presentation of proposed application.

City Manager Kim Dobbs presented information regarding the application to change the zoning district classification and location information. Mr. Robert McGaughey, P.O. Box 4475, Wichita Falls, TX 76308, representing the owner and applicant, was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:39 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:40 p.m.

Discussion and action regarding the application

Ms. Dobbs noted that the requisite public hearing notice had been published and posted, signs posted on the property, and that ten (10) neighbor notices were mailed to the owners of property located within 200 feet of the subject property with one (1) returned in favor and none in opposition to the proposed zoning change. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval.

MOTION: APPROVE ORDINANCE NO. 2023-12-02 TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM AGRICULTURAL (A) DISTRICT TO RETAIL (R) DISTRICT ON APPROXIMATELY 5.14 ACRES OF LAND OUT OF THE S. M. RAINER SURVEY, ABSTRACT 740, TRACT 82, SITUATED SOUTH OF AND ADJACENT TO 400 N. SH 78, LAVON, COLLIN COUNTY, TX.

MOTION MADE: DILL
SECONDED: WRIGHT
APPROVED: UNANIMOUS

- B. Discussion, and action regarding the final plat of the Elevon, Section 2, Phase 2B-2 Addition consisting of 189 residential lots and 2 open space lots on 38.064 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 29, northeast of the intersection of Watkins Road and Pleasant Field Drive, Lavon, Collin County, TX (CCAD Property ID 2850231).**

Ms. Dobbs provided information regarding the final plat of the Elevon, Section 2, Phase 2B-2 addition and location information. Daniel Dewey, JBI Partners provided additional information and was available for questions. Ms. Dobbs reported that the item comes forward with a recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE THE FINAL PLAT OF THE ELEVON, SECTION 2, PHASE 2B-2 ADDITION CONSISTING OF 189 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS ON 38.064 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 29, NORTHEAST OF THE INTERSECTION OF WATKINS ROAD AND PLEASANT FIELD DRIVE, LAVON, COLLIN COUNTY, TX.

MOTION MADE: WRIGHT
SECONDED: COOK
APPROVED: UNANIMOUS

- C. Discussion, and action regarding the preliminary plat of the Elevon Multifamily Addition consisting of 3 lots on 29.925 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 144, east of the intersection of Elevon Parkway and Bois D Arc, fronting on and north of Elevon Parkway and south of the NETEX right of way, Lavon, Collin County, TX (CCAD Property ID 2882922).**

Ms. Dobbs provided information regarding the preliminary plat and Daniel Dewey, JBI Partners, answered questions. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval subject to resolution of engineering and planning comments.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVEN MULTIFAMILY ADDITION CONSISTING OF 3 LOTS ON 29.925 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 144, EAST OF THE INTERSECTION OF ELEVEN PARKWAY AND BOIS D ARC, FRONTING ON AND NORTH OF ELEVEN PARKWAY AND SOUTH OF THE NETEX RIGHT OF WAY, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

MOTION MADE: WRIGHT

SECONDED: DILL

APPROVED: UNANIMOUS

- D. Discussion, and action regarding the site plan and landscape plan of the Eleven Multifamily Addition consisting of 2 lots on 26.399 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 144, east of the intersection of Eleven Parkway and Bois D Arc, fronting on and north of Eleven Parkway and south of the NETEX right of way, Lavon, Collin County, TX (CCAD Property ID 2882922).**

Ms. Dobbs provided information regarding the site plan and landscape plan and Daniel Dewey, JBI Partners, detailed the site plan and landscape plan and answered questions. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval subject to resolution of engineering and planning comments.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE ELEVEN MULTIFAMILY ADDITION CONSISTING OF 2 LOTS ON 26.399 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 144, EAST OF THE INTERSECTION OF ELEVEN PARKWAY AND BOIS D ARC, FRONTING ON AND NORTH OF ELEVEN PARKWAY AND SOUTH OF THE NETEX RIGHT OF WAY, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

MOTION MADE: DILL

SECONDED: SHEPARD

APPROVED: UNANIMOUS

- E. Discussion and action regarding the site plan and landscape plan of the Nevada Special Utility District Elevated Water Tower site in the Eleven Parkway Addition on Block D, Lot 3X, northwest of the intersection of Eleven Parkway and Noble Grove, Lavon, Collin County, TX (CCAD Property ID 2892628).**

Ms. Dobbs provided information regarding the site plan and landscape plan and reported that the item comes forward with a recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE NEVADA SPECIAL UTILITY DISTRICT ELEVATED WATER TOWER SITE PLAN AND LANDSCAPE PLAN IN THE ELEVEN PARKWAY ADDITION ON BLOCK D, LOT 3X, NORTHWEST OF THE INTERSECTION OF ELEVEN PARKWAY AND NOBLE GROVE, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION MADE: HEDGE

SECONDED: DILL

APPROVED: UNANIMOUS

- F. Discussion and action regarding the preliminary plat of the Eleven West Commercial, Phase 2 Addition for the Cottages at Eleven on Lot 1, Block B, on 53.402 acres of land, consisting of four lots, out of the S. M. Rainer Survey, Abstract No. 740, west of the intersection of Eleven Parkway and SH 78, Lavon, Collin County, TX (CCAD Property ID 2868715).**

Ms. Dobbs provided information regarding the revision of the preliminary plat and provided a report from the Planning and Zoning Commission recommending approval subject to the City Engineer's approval. Cole Eckeberger, PE, Kimley Horn, was available for questions.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON WEST COMMERCIAL, PHASE 2 ADDITION FOR THE COTTAGES AT ELEVON ON LOT 1, BLOCK B, ON 53.402 ACRES OF LAND, CONSISTING OF FOUR LOTS, OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740, WEST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, LAVON, COLLIN COUNTY, TX, SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS

- G. Discussion, and action regarding the final plat of the Hillstead parCHAUS Addition, consisting of two lots on 35.201 acres of land, situated in the William Howard Survey, A-370, Tract 26 northwest of the intersection of CR 483 and CR 484, in the extraterritorial jurisdiction of the City of Lavon, Collin County, TX (CCAD Property ID 2832663).**

Ms. Dobbs provided information regarding the final plat and provided a report from the Planning and Zoning Commission recommending approval.

MOTION: APPROVE THE FINAL PLAT OF THE HILLSTEAD PARCHAUS ADDITION, CONSISTING OF TWO LOTS ON 35.201 ACRES OF LAND, SITUATED IN THE WILLIAM HOWARD SURVEY, A-370, TRACT 26 NORTHWEST OF THE INTERSECTION OF CR 483 AND CR 484, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TX.

MOTION MADE: SHEPARD

SECONDED: DILL

APPROVED: UNANIMOUS

- H. Discussion and action regarding the replat of Lake Breeze Estates, Lot 32C Commercial, Block A to create 10 lots on approximately 11.809 acres of land, situated east of Bently Farms, fronting SH 78 southwest of the intersection of SH 78 and Oak Drive, Lavon, Collin County, Texas, (CCAD Property ID 2864647).**

Ms. Dobbs provided information regarding the replat and provided a report from the Planning and Zoning Commission recommending approval. Jason Trafton, P.E., Ion Design Group, L.L.C. was available for questions.

MOTION: APPROVE THE REPLAT OF LAKE BREEZE ESTATES, LOT 32C COMMERCIAL, BLOCK A TO CREATE 10 LOTS ON APPROXIMATELY 11.809 ACRES OF LAND, SITUATED EAST OF BENTLY FARMS, FRONTING SH 78 SOUTHWEST OF THE INTERSECTION OF SH 78 AND OAK DRIVE, LAVON, COLLIN COUNTY, TX.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS

- I. Discussion and action regarding the replat of Lake Breeze Estates, Lots 24C and 25C Commercial, Block E to create 6 lots on approximately 15.56 acres of land, situated east of Lake Breeze Residential, fronting SH 78 northwest of the intersection of SH 78 and Oak Drive and southwest of the intersection of SH 78 and Gage Road, Lavon, Collin County, Texas, (CCAD Property IDs 2864642 and 2864644).**

Ms. Dobbs provided information regarding the replat and provided a report from the Planning and Zoning Commission recommending approval subject to resolution of city engineer and planner comments. Property owner/developer Grant Threadgill was available for questions.

MOTION: APPROVE THE REPLAT OF LAKE BREEZE ESTATES, LOTS 24C AND 25C COMMERCIAL, BLOCK E TO CREATE 6 LOTS ON APPROXIMATELY 15.56 ACRES OF LAND, SITUATED EAST OF LAKE BREEZE RESIDENTIAL, FRONTING SH 78 NORTHWEST OF THE INTERSECTION OF SH 78 AND OAK DRIVE AND SOUTHWEST

**OF THE INTERSECTION OF SH 78 AND GAGE ROAD, LAVON, COLLIN COUNTY, TX
SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION MADE: WRIGHT
SECONDED: COOK
APPROVED: UNANIMOUS

J. Discussion and action regarding Ordinance No. 2023-12-03 amending the City of Lavon Code of Ordinances, Section 11.04.002 Operation Prohibited on Certain Streets of Section 11.04 Commercial Vehicles to restrict commercial truck traffic on Moore Lane, Traditions Drive, and Forder Court.

Ms. Dobbs discussed the impact of commercial vehicle use of Moore Ln., Traditions Dr., and Forder Ct.

MOTION: APPROVE ORDINANCE NO. 2023-12-03 AMENDING THE CITY OF LAVON CODE OF ORDINANCES, SECTION 11.04.002 OPERATION PROHIBITED ON CERTAIN STREETS OF SECTION 11.04 COMMERCIAL VEHICLES TO RESTRICT COMMERCIAL TRUCK TRAFFIC ON MOORE LANE, TRADITIONS DRIVE, AND FORDER COURT.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

K. Discussion and action regarding direction to place the order for fire apparatus replacement as approved in the 2023-24 program year of the Capital Improvements Plan (CIP-19c).

Ms. Dobbs provided information regarding the fire apparatus replacement and Chief Danny Anthony answered questions. The staff reviewed the proposal and quoted purchase price of \$1,293,831.00 with 600 days anticipated build time.

MOTION: DIRECT STAFF TO PREPARE A LETTER OF INTENT FOR THE PURCHASE OF A FIRE APPARATUS TO REPLACE ENGINE-1.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

7. SET FUTURE MEETINGS AND AGENDA

December 19, 2023 – Regular meeting

January 2, 2024 - Regular meeting

8. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:36 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of December 2023.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 6 - B

Item:

CONSENT AGENDA

Approve Resolution No. 2023-12-02 approving and authorizing the execution of an Access Easement granted to the City of Lavon by Bear Creek Commercial Properties, L.P. for public access relating to the State Highway 205 Addition, Phase 2.

Background

On October 17, 2023, the City Council approved the final plat of the State Highway 205 Addition, Phase 2, subject to the final approval of the City Engineer.

The final plat references an access easement to be dedicated by separate easement. The access easement will extend the existing paved access easement.

The proposed access easement fulfills the plat requirements.

Financial Implication:

There are no financial implications. Neither the access easement property or infrastructure is owned or maintained by the City.

Staff Notes:

The city attorney and city engineer have reviewed and approved the form.
Approval is recommended.

Attachments:

- 1) Resolution and Proposed Easement
- 2) State Highway Addition, Phase 2 Final Plat
- 3) Location Exhibits

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-02

Access Easement – SH 205 Addition Ph. 2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF AN ACCESS EASEMENT GRANTED TO THE CITY OF LAVON BY BEAR CREEK COMMERCIAL PROPERTIES, L.P. FOR PUBLIC ACCESS RELATING TO THE STATE HIGHWAY 205 ADDITION, PHASE 2; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the final plat of the State Highway 205 Addition, Phase 2 on October 17, 2023; and

WHEREAS, the final plat references the extension of an access easement by separate instrument that extends the existing paved access easement; and

WHEREAS, the City Council has considered and determined that approving the access easement is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of an Access Easement granted to the City of Lavon by Bear Creek Commercial Properties, L.P. for public access relating to the State Highway 205 Addition, Phase 2, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-02

EXHIBIT A
ACCESS EASEMENT

ACCESS EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That Bear Creek Commercial Properties, LP, of the County of Collin and State of Texas (GRANTOR), in consideration of the sum of Ten Dollars (\$10.00) to me in hand paid, the receipt of which is hereby acknowledged, and in consideration of the special benefits to be derived by my property; by these presents do grant and convey unto the City of Lavon (GRANTEE), a municipal corporation, a non-exclusive easement and right for the public to use any and all access facilities (FACILITIES) in, on, along, over, under and across the property described in **Exhibit A** and shown on **Exhibit B**, each attached hereto and incorporated herein for all purposes (EASEMENT PROPERTY).

Paving improvements on the surface of the Easement Property may be constructed by the Grantor, provided such improvements are compatible with Grantee's use of the easement and the Facilities; however, no vertical improvements or structure shall be constructed by Grantor on the Easement Property. All other improvements placed on the Easement Property shall require advance written approval of the Grantee. Grantee shall have no construction, maintenance, repair, or other responsibilities for the Facilities.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over the existing access facilities located on the servient estate that are adjacent to the Easement Property as is reasonably necessary to and for the limited purpose of accessing and utilizing the Easement Property herein granted so as to be able to travel, pass, cross or traverse over and across the Easement Property.

Grantor represents and warrants that there are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien of encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property and unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

This conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, covenants, rights-of-way, conditions, restrictions, and outstanding mineral interests and royalty interests, if any, relating to the Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property.

Grantor makes no representations or warranties, express or implied concerning the physical condition of the Easement Property, and Grantee accepts the physical condition of the Easement Property in its "AS IS" condition.

In Testimony Whereof, witness my hand, this the _____ day of _____, 2023.

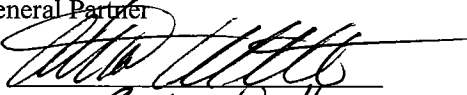
ACKNOWLEDGED AND AGREED TO BY:

GRANTOR:

Bear Creek Commercial Properties, LP,
a Texas limited liability company

By: Hunt Land Holdings, LLC,
General Partner

By:

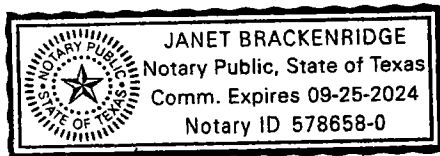

Name: Carter W. Hunt
Authorized Representative

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Carter W. Hunt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he)(she) executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 8th day of Nov., 2023.




Notary Public, State of Texas

GRANTEE:

City of Lavon
a Texas municipal corporation

By:

Vicki Sanson, Mayor

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the ___ day of ___, 2023, by
VICKI SANSON, on behalf of the City of Lavon, a Texas municipal corporation, as its Mayor.

Given under my hand and seal of office this ___ day of ___, 2023.

Notary Public, State of Texas

**EXHIBIT A
ACCESS EASEMENT**

SHEET 1 OF 2

**W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121
CITY OF LAVON, COLLIN COUNTY, TEXAS**

Being that certain 604 square feet (0.014 acre) tract of land situated in the W.A.S. Bohannon Survey, Abstract No. 121, Collin County, Texas, being a portion of that certain tract of land conveyed as Tract 1 to Bear Creek Commercial Properties, LP by deed recorded in Volume 5446, Page 3422, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found with yellow plastic cap stamped "JBI" in the north line of said Bear Creek tract (Volume 5446, Page 3422), same being the northwest corner of Lot 1, Block A, Highway 205 Tract Phase 1, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in County Clerk's File No. 20181207010005520, Official Public Records, Collin County, Texas, same being in the south right-of-way line of State Highway No. 78 (variable width right-of-way), from which a 1/2 inch iron rod found with orange plastic cap stamped "SPRY" bears North 86 deg. 28 min. West, 1.9 feet;

THENCE along the common line of said Bear Creek tract (Volume 5446, Page 3422) and said Lot 1, Block A as follows:

South 01 deg. 14 min. 29 sec. West, a distance of 91.91 feet to an 'X' cut found for angle point;

South 33 deg. 17 min. 04 sec. West, a distance of 71.21 feet to an 'X' cut found for corner;

South 01 deg. 14 min. 29 sec. West, a distance of 150.33 feet, an 'X' cut found for the southwest corner of said Lot 1, Block A;

South 58 deg. 12 min. 27 sec. East, a distance of 29.92 feet to a northeast corner of said Bear Creek tract (Volume 5446, Page 3422), same being a northwest corner of that certain tract of land conveyed to Bear Creek Commercial Properties, LP, by deed recorded in Volume 5376, Page 5572, Deed Records, Collin County, Texas;

THENCE along the common line of said Bear Creek tract (Volume 5446, Page 3422) and said Bear Creek tract (Volume 5376, Page 5572) as follows:

South 01 deg. 21 min. 11 sec. West, a distance of 13.93 feet to the northeast corner of the herein described tract, same being the POINT OF BEGINNING;

South 01 deg. 21 min. 11 sec. West, a distance of 15.95 feet to the southeast corner of the herein described tract;

THENCE through the interior of said Bear Creek tract (Volume 5446, Page 3422) as follows:

North 88 deg. 33 min. 56 sec. West, a distance of 25.69 feet to the southwest corner of the herein described tract;

North 01 deg. 14 min. 29 sec. East, a distance of 31.05 feet to the northwest corner of the herein described tract;

South 58 deg. 12 min. 53 sec. East, a distance of 29.89 feet to the POINT OF BEGINNING and containing 604 square feet or 0.014 acre of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.

JOB NO.: 23-0109

DATE: 10/04/2023

REVISION

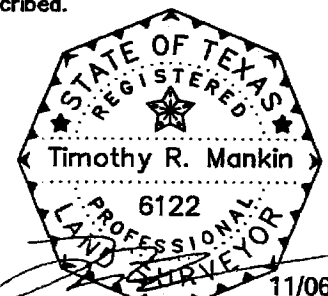
NOT TO SCALE

DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com
FIRM NO. 100993-00

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

EXHIBIT B ACCESS EASEMENT

SHEET 2 OF 2

W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121
CITY OF LAVON, COLLIN COUNTY, TEXAS

STATE HIGHWAY NO. 78
(A VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF COMMENCING

15' UTILITY EASEMENT TO LAVON-
WATER SUPPLY CORPORATION
C.C.# 94-0085627
O.P.R.C.C.T.

1/2" RCIRF
"WINDROSE"
CONTROLLING
MONUMENT

N84°28'45"W
10.95'

S84°28'45"E 1/2" YCIRF
88.38" CONTROLLING
MONUMENT

N88°51'19"W 207.87'

5' SANITARY SEWER EASEMENT
C.C.# 20220308000383670

15' SANITARY SEWER EASEMENT
C.C.# 20211110002308160
O.P.R.C.C.T.

10' UTILITY EASEMENT
C.C.# 20181214001522330
O.P.R.C.C.T.

15' SANITARY SEWER
EASEMENT
C.C.# 20211110002308160
O.P.R.C.C.T.

**BEAR CREEK COMMERCIAL
PROPERTIES, LP**
VOL. 5448, PG. 3422
O.P.R.C.C.T.

15' SANITARY SEWER
EASEMENT
C.C.# 20211110002308160
O.P.R.C.C.T.

**BEAR CREEK COMMERCIAL
PROPERTIES, LP**
C.C.# 20070404000453370
O.P.R.C.C.T.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

The undersigned, Registered Professional
Land Surveyor, hereby certifies that this
plat of survey accurately sets out the
metes and bounds of the easement
tract described.

VARIABLE WIDTH
ACCESS EASEMENT
C.C.# 20181207010005520
O.P.R.C.C.T.

"DRIVEWAY" SHOWN IN
DECLARATION OF
RECIPROCAL EASEMENTS
C.C.# 20181221001548780
O.P.R.C.C.T.

ACCESS EASEMENT
604 SQ. FT. OR 0.014 AC.

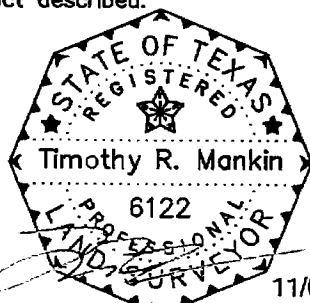
**LOT 1, BLOCK A
HIGHWAY 205 TRACT
PHASE 1**
C.C.#
20181207010005520
O.P.R.C.C.T.

**BEAR CREEK
COMMERCIAL
PROPERTIES, LP**
VOL. 5376, PG. 5572
O.P.R.C.C.T.

LEGEND

O.P.R.C.C.T. - Official Public
Records of Collin County Texas
C.C.# - County Clerk's File
Number
VOL. - Volume
PG. - Page
YCIRF - Iron rod found with
yellow plastic cap
RCIRF - Iron rod found with
red plastic cap
POB - Point of Beginning

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°12'27" E	29.92'
L2	S 01°21'11" W	13.93'
L3	S 01°21'11" W	15.95'
L4	N 88°33'56" W	25.69'
L5	N 01°14'29" E	31.05'
L6	S 58°12'53" E	29.89'



11/06/2023

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 8122

JOB NO.: 23-0109

DATE: 10/04/2023

REVISION

SCALE: 1" = 60'

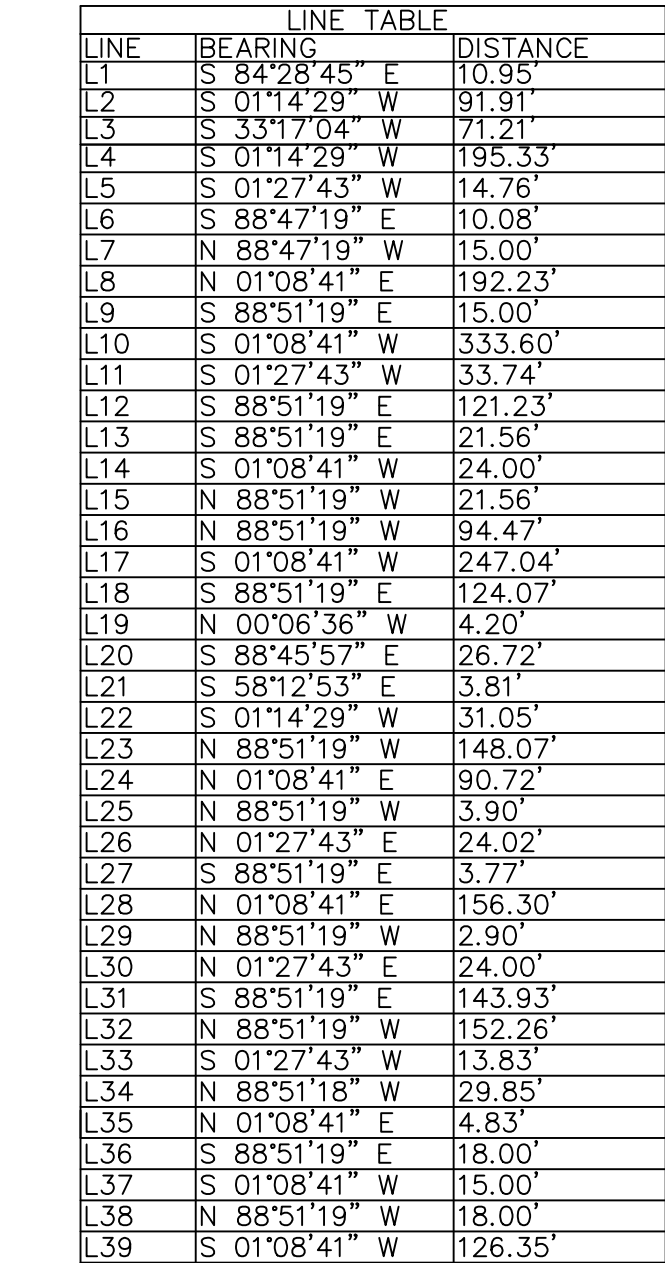
DRAWN: J.B.W.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com
FIRM NO. 100999-00

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

BEARINGS OF LINES SHOWN HEREON REFER
TO GRID NORTH OF THE TEXAS COORDINATE
SYSTEM OF 1983 (NORTH CENTRAL ZONE
4202; NAD83 (2011) EPOCH 2010) AS
DERIVED LOCALLY FROM ALLTERRA
CENTRAL'S CONTINUOUSLY OPERATING
REFERENCE STATIONS (CORS) VIA REAL
TIME KINEMATIC (RTK) METHODS. AN
AVERAGE COMBINATION FACTOR OF
1.0001471 WAS USED TO SCALE GRID
COORDINATES AND DISTANCES TO SURFACE.







CITY OF LAVON

Agenda Brief

MEETING: December 19, 2023

ITEM: 6 - C

Item:

CONSENT AGENDA

Approve Resolution No. **2023-12-03** approving and authorizing the execution of an encroachment license agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a roadway, storm sewer, sanitary sewer, and related infrastructure within a portion of a GP&L easement adjacent to the Community ISD Addition north of the intersection of Trails of Lavon Parkway and Rosewood (formerly CR 483).

Background:

In connection with the Community ISD development project for Dodson Elementary School and the new Middle School, public infrastructure and paving improvements will be constructed on and along Rosewood adjacent to the CISD property.

Construction of the improvements will require crossing and encroachment into the Garland Power & Light power line easement.

The City of Garland requires an encroachment license agreement to install any infrastructure within the Garland Power & Light easement.

Financial Implication:

There are no financial implications.

Staff Notes:

The city attorney and city engineer have reviewed and approved the form. Approval is recommended.

Attachments: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-03

Encroachment License Agreement – Garland Power & Light – CISD Addition

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF AN ENCROACHMENT LICENSE AGREEMENT, WITH THE CITY OF GARLAND DOING BUSINESS AS GARLAND POWER & LIGHT (GP&L) TO INSTALL A PUBLIC ROADWAY, DRAINAGE AND SIDEWALK IMPROVEMENTS WITHIN A GP&L EASEMENT RELATING TO IMPROVEMENTS TO ROSEWOOD DRIVE AND COMMUNITY ISD ADDITION CONSTRUCTION, SUBJECT TO CITY ATTORNEY APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, construction of public infrastructure that will be dedicated to the City of Lavon relating to the Community ISD Addition necessitates installation of a proposed public roadway, drainage, sidewalk, and related public infrastructure within a Garland Power & Light Easement; and

WHEREAS, the City Council has considered and determined that it is in the best interests of the citizens of the City of Lavon to enter into such an agreement subject to city attorney approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. The City Council does hereby approve and authorize, subject to city attorney approval, the execution of an Encroachment License Agreement, with the City of Garland doing business as Garland Power & Light (GP&L) to install a proposed public roadway, drainage, sidewalk, and related public infrastructure within a GP&L Easement relating to improvements to Rosewood Drive and Community ISD Addition construction, such agreement being attached hereto and incorporated herein as “Exhibit A”.

SECTION 2. This resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

RESOLUTION NO. 2023-12-03

EXHIBIT A

GP&L ENCROACHMENT LICENSE AGREEMENT

Encroachment License Agreement

This Encroachment License Agreement (“Agreement”) made and entered into this ____ day of _____, 2023, by and between **City of Lavon** (hereinafter referred to as “**Owner**”) whose address is 120 School Road, Lavon Texas 75166 and **City of Garland, Texas**, a Texas home-rule municipality doing business as Garland Power & Light (hereinafter referred to as “**GP&L**”) whose address is 217 N. 5th Street, Garland, Texas 75040.

WHEREAS, GP&L is the holder of an easement in Collin County, Texas, which is recorded at Volume 809, Page 559 of the Real Property Records of Collin County, Texas (hereinafter referred to as “**Easement**”); and, Owner desires a license to install proposed public roadway, drainage, and sidewalk improvements within a portion of the Easement as more specifically depicted in Exhibit “A,” attached hereto and made a part hereof for all purposed (hereinafter referred to as “**Encroachment**”).

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, GP&L and Owner do hereby agree as follows:

1. For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), payment of which is hereby acknowledged, and such other good and valuable consideration, GP&L hereby grants Owner a license to install the Encroachment within the Easement, subject to the terms and conditions herein (hereinafter referred to as “**License**”).
2. In further consideration of GP&L’s granting Owner the License, Owner understands and hereby agrees that Owner is solely responsible for ensuring that the Encroachment is designed, constructed, operated, and maintained in a manner which does interfere with GP&L’s facilities within the Easement. Owner hereby agrees that in the event the Encroachment necessitates the construction, addition, repair, removal, replacement, or relocation of any facilities of GP&L located, or to be located, within the Easement, such work may be done by GP&L or its agents or subcontractors. Owner further agrees to reimburse GP&L for any and all reasonable costs and expenses incurred by GP&L in that regard.
3. Owner may locate the Encroachment in the Easement Area as described and shown on the attached drawing marked Exhibit A and incorporated herein. Owner may not relocate the Encroachment within the Easement Area without the consent and approval of GP&L, which consent and approval shall be at GP&L’s sole discretion.
4. Owner shall occupy only as much of the Easement deemed necessary to maintain the Encroachment. Owner shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or

connected with said Encroachment. Owner shall obtain, at its sole cost and expense, any and all land rights necessary for Owner's construction and operation of the Encroachment.

5. Owner shall maintain the Encroachment at Owner's sole expense. GP&L will not be responsible for any costs pertaining to construction, maintenance, or removal of Owner's Encroachment. Further, GP&L will not be liable for any damage to the Encroachment which may result from GPL's operation or maintenance of its facilities within the Easement.
6. Owner shall not make any improvements within the Easement without the consent of GP&L, which consent shall be at GP&L's sole discretion.
7. **TO THE EXTENT PERMITTED BY LAW, OWNER HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS GP&L, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, COST AND EXPENSES, INCLUDING ATTORNEY'S FEES, WHICH MAY BE IMPOSED UPON OR ASSERTED AGAINST GP&L, ITS OFFICERS, AGENTS AND EMPLOYEES ARISING FROM IN ANY WAY CONNECTED WITH THE INSTALLATION, DESIGN, MAINTENANCE AND USE OF THE ENCROACHMENT WITH THE EASEMENT, OR ARISING FROM OR IN ANY WAY CONNECTED WITH ANY REMOVAL OR RELOCATION, IN WHOLE OR IN PART, OF THE ENCROACHMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE CONSTRUED TO REQUIRE OWNER FROM LEVYING A TAX OR CREATING A SINKING FUND TO FULFILL ITS OBLIGATIONS HEREUNDER.**
8. Use of draglines or other boom-type equipment in connection with any work to be performed on the GP&L easement by Owner, its employees, agents, invitees, contractors or subcontractors must comply with Chapter 752, Texas Health Safety Code, the National Electric Safety Code and any other applicable safety or clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within twenty (20) feet of GP&L power lines situated on the aforesaid property. Owner must notify the Transmission Manager at **(972) 205-3470 or by email at ROW@gpltexas.org and receive written reply of confirmation from the GP&L Transmission Department** prior to the commencement of any work in Easement area or the use of any boom-type equipment on the GP&L easement.
9. Owner may, with GP&L's prior approval, transfer this License to a subsequent landowner, but only upon Owner's sale or transfer of the ownership interest in the underlying real property. The transferee shall be bound to all terms and conditions of this License. In the event Owner sells or otherwise transfers the underlying real property (including transfers through heirship or by any other means) without first obtaining GP&L's approval, this License shall expire 90 days after Owner ceases to own the underlying real property.

10. GP&L shall send all notices required under the terms of this Agreement to the current landowner identified in the Real Property Records of Dallas County, Texas. Owner shall send all notices required under this Agreement to contact at ROW@gpltexas.org.

Executed this ____ day of _____, 20__

Approval:

City of Garland

By:_____

Name:_____

Title:_____

State of Texas

County of _____

This instrument was acknowledged before me on _____, 2023 by _____.

Notary Public's Signature

Accepted:

City of Lavon

By:_____

Name:_____

Title:_____

State of Texas

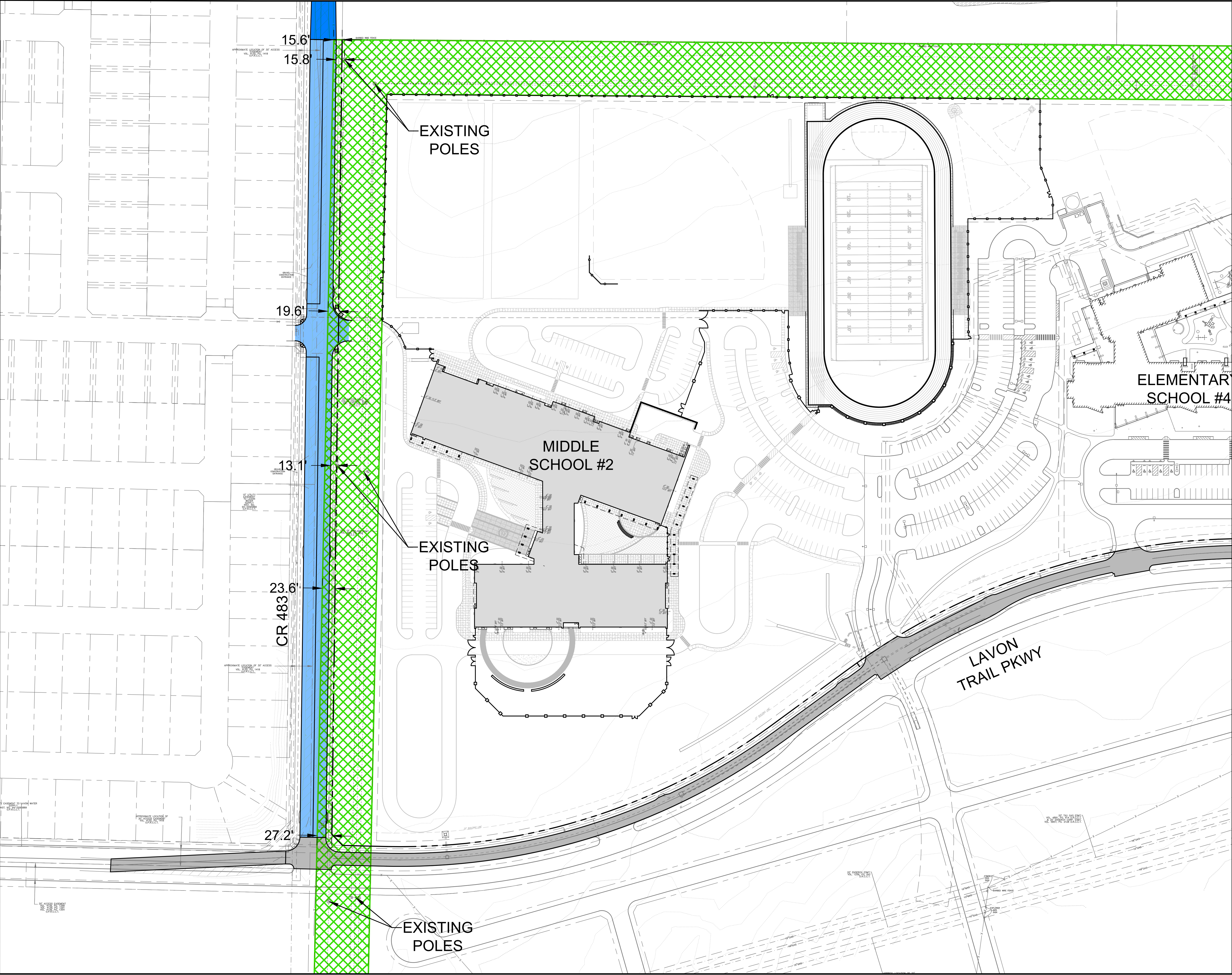
County of _____

This instrument was acknowledged before me on _____, 20__ by _____.

Notary Public's Signature

EXHIBIT A
Depiction of the Encroachment

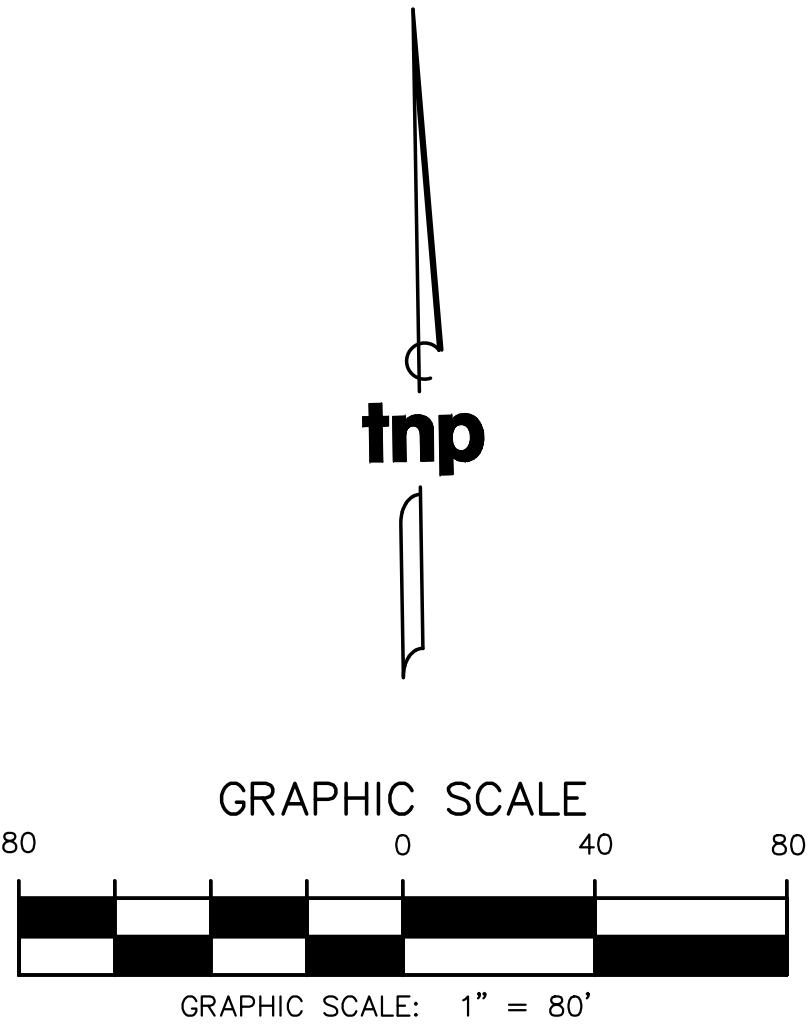
[Attached]



LEGEND:

	EXISTING 100' GP&L EASEMENT
	CR 483 PROP CONCRETE PVMT
	CR 483 PROPOSED ASPHALT PVMT
	CR 483 EXISTING ASPHALT PVMT

**COMMUNITY ISD
MIDDLE SCHOOL #2
PROPOSED CR 483 ROAD
GP&L EASEMENT ENCROACHMENT
CITY OF LAVON, TEXAS**




teague nall & perkins
5237 N. Riverside Drive Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

scale
horiz
1"=20'
vert
N/A

date
12/20/2022

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

City of Lavon, Texas

Improvements for
COMMUNITY ISD ELEMENTARY #4
GP&L ENCROACHMENT EXHIBIT
INDEX MAP

BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE; NAD83(2011) 2010.00) GEODETIC BEARING ESTABLISHED AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000152710 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE. ALL COORDINATES SHOWN ARE SURFACE.

tnp project
COM 22212

THE ELEVATIONS SHOWN ARE NAVD88 AND WERE DERIVED FROM THE ABOVE RTK OBSERVATIONS. ORTHOMETRIC HEIGHTS WERE CALCULATED BY APPLYING THE GEOID12B MODEL TO THE ELLIPSOID HEIGHTS.

POINTS IN FILE ARE IN GROUND SURFACE COORDINATES

Location: City of Lavon, Collin County, TX

Combined Scale Factor Site specific:

Ground to Grid 0.999847313

Grid to Ground 1.000152710

Scaled from: 0,0

tnp

GRAPHIC SCALE



GRAPHIC SCALE: 1" = 200'

ALDER DR

SEE SHEETS 4, 8-10

AUTUMN HILL BLUFF

WINTERWOOD DR

COUNTY ROAD 489

ASPEN WAY

LONDON DR

COUNTY ROAD 489

SEE SHEETS 1-6, 7

FUTURE
MIDDLE SCHOOL

100' CITY OF GARLAND EASEMENT

LAVON TRAIL PKWY

FUTURE ST



teague nall & perkins

scale
horiz
1"=20'
vert
N/A

date
1/17/2023
STA 0+58.00, 24.50' LT
CR 483 (N)
END ASPHALT PVMT
BEGIN CONC PAVEMENT
INSTALL CONC HEADER
N 7057479.11
E 2602417.27

5237 N. Riverside Drive, Suite 400
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
T&E Registration No. F-230
www.tnpinc.com

STA 0+58.00, 24.50' RT
CR 483 (N)
BEGIN CONC PAVEMENT
INSTALL CONC HEADER
N 7057478.47
E 2602466.27
100' CITY OF GARLAND ESMT

City of Lavon, Texas
Improvements for
COMMUNITY ISD ELEMENTARY #4
GP&L ENCROACHMENT EXHIBIT
PAVING ENCROACHMENT

N 7057450.82
E 2602548.98

PROP 12" WL

PROP ROW

ADA RAMP
PER CITY
DETAIL

8' WALK

8' WALK

R25'

PROP 12" WL

ADA RAMP
PER CITY
DETAIL

STA 10+48.42, 33.00' LT
LAVON TRAIL PKWY
PCR

PROP 36" SD

20' MOUNTABLE
CURB

PROP 36" SD

LAVON TRAIL PKWY

20' MOUNTABLE
CURB

129.78'
N88°40'46"W

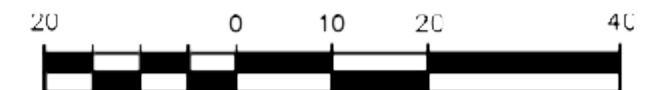
11+00

EXIST ROW

12+00

tnp

GRAPHIC SCALE



GRAPHIC SCALE: 1" = 20'

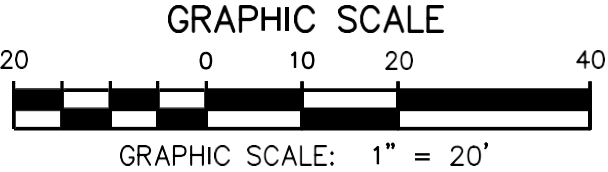
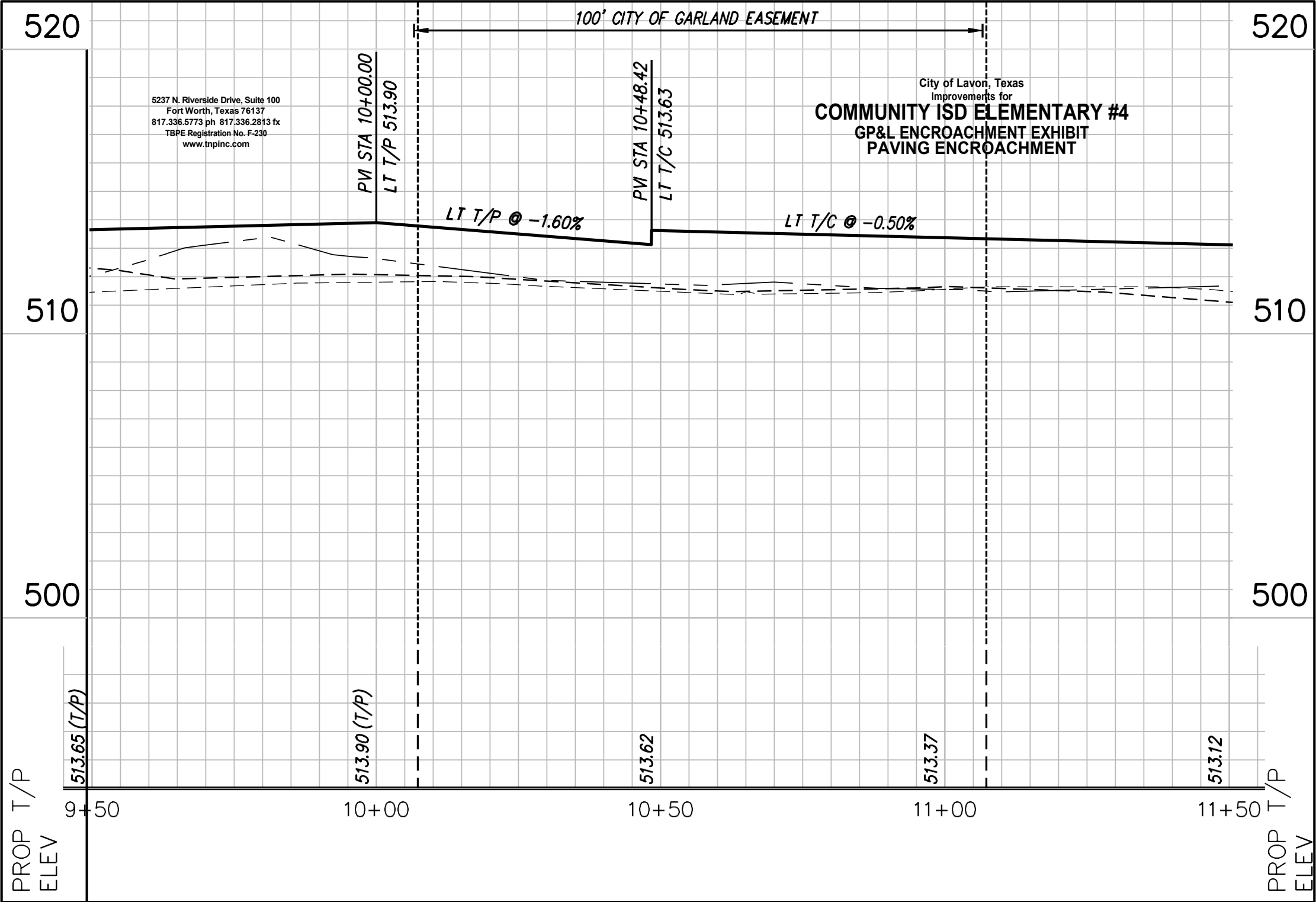
tnp project
COM 22212
sheet
1
of
10



teague nall & perkins

scale
horiz 1"=20'
vert N/A
date 12/20/2022

tnp project
COM 22212
sheet 2 of 10



teague nall & perkins

CAUTION!!!
OVERHEAD ELECTRIC LINES.
CONTRACTOR USE CAUTION
WHILE WORKING IN THIS AREA

scale
horiz
1"=20'
vert
N/A

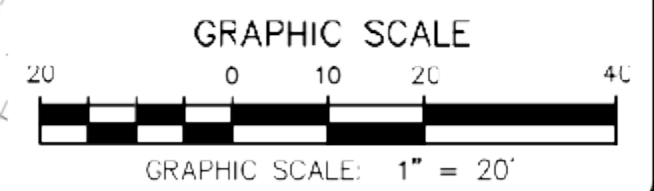
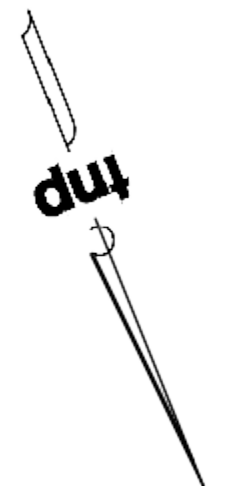
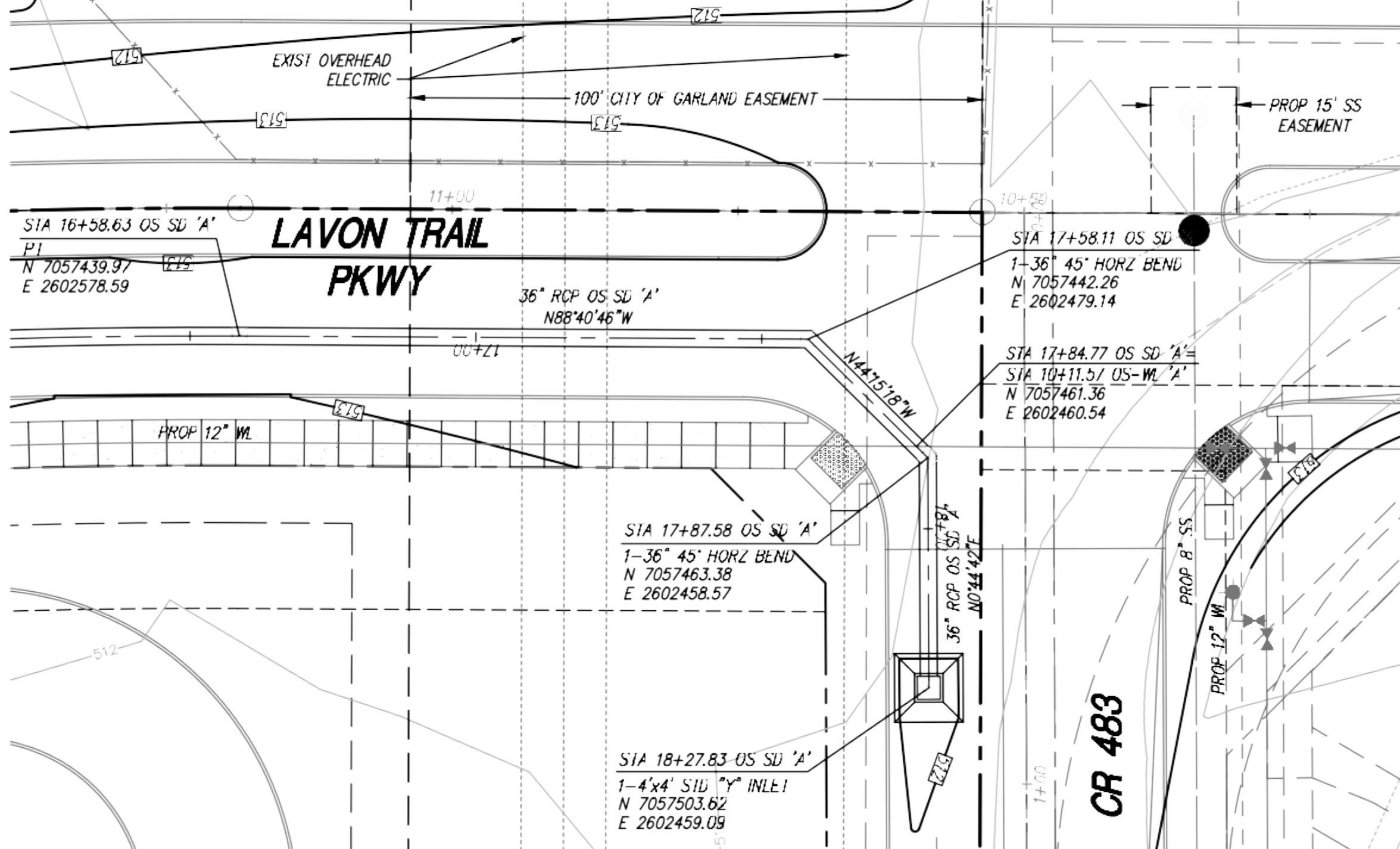
date
12/30/2022

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

City of Lavon, Texas
Improvements for

COMMUNITY ISD ELEMENTARY #4
GP&L ENCROACHMENT EXHIBIT
STORM DRAIN ENCROACHMENT - PLAN

tnp project
COM 22212
sheet
3
of
10

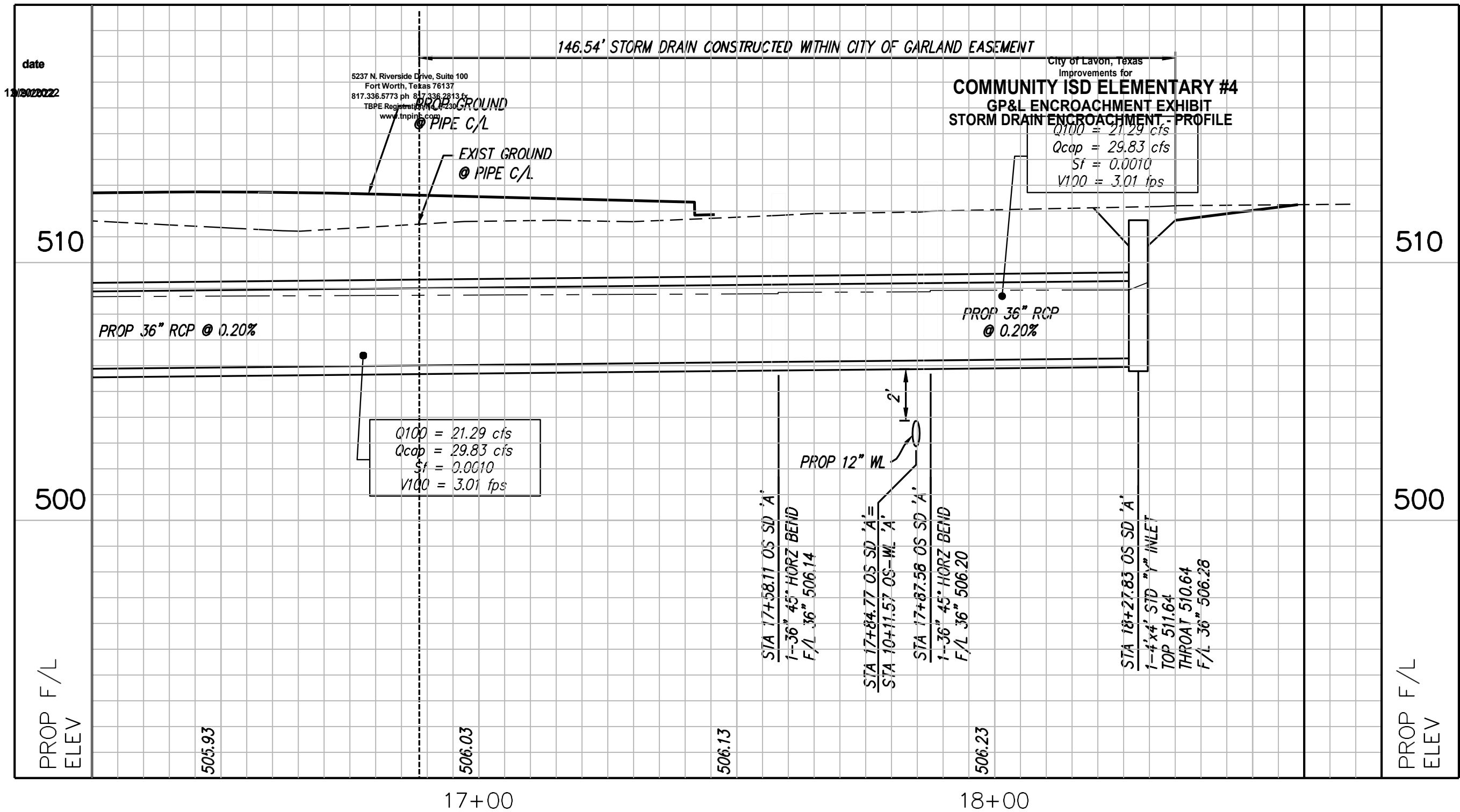


teague nall & perkins

scale
horiz
1"=20'
vert
1"=4'

date
12/30/2022

tnp project
COM 22212
sheet
4
of
10



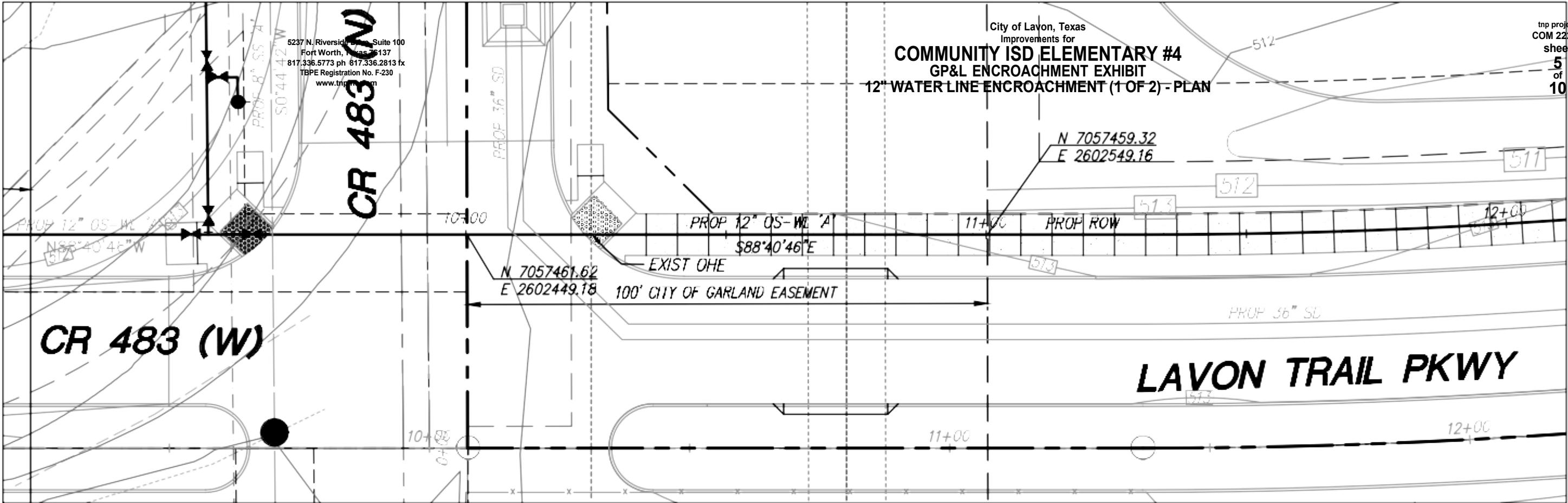
teague nall & perkins

scale
horiz
1"=20'
vert
N/A

date
9/9/2022

5237 N. Riverside, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnp.com

tnp project
COM 22212
sheet
5
of
10



tnp

GRAPHIC SCALE



GRAPHIC SCALE: 1" = 20'



teague nall & perkins

scale
horiz
1"=20'
vert
N/A

date
9/9/2022

tnp project
COM 22212
sheet
6
of
10

AUTUMN HILL BLUFF

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

EX. 12" WATER

PROP 10" SS

City of Lavon, Texas
Improvements for
COMMUNITY ISD ELEMENTARY #4

GP&L ENCROACHMENT EXHIBIT

12" WATER LINE ENCROACHMENT (2 OF 2) - PLAN

100' CITY OF GARLAND EASEMENT

12" WATER LINE W/ 20" CASING
BY OTHER THAN OPEN CUT

STA 0+12.70 OS-WL 'A-1'=
STA 16+84.94 OS SS 'A'
N 7058374.88
E 2602423.67

STA 0+38.14 OS-WL 'A'

INSTALL:
1-12"x12" ANCHOR TEE W/
HORZ THRUST BLOCKING
2-12" GATE VALVES
CONNECT TO EXIST 12" WL
T/P 12" 509.12
N 7058375.04
E 2602410.97

APPROX. LOCATION OF
RECEIVING PIT W/ MIN
6' TALL TEMP CHAINLINK
FENCE

PROP 12" OS-WL 'A1'
S89°16'40"E

20' MOUNTABLE
CURB

APPROX. LOCATION OF
BORE PIT W/ MIN 6'
TALL TEMP CHAINLINK
FENCE

STA 0+77.45 OS-WL 'A-1'

END 12" WL
INSTALL:
1-12" PLUG FOR
FUTURE CONNECTION
N 7058374.06
E 2602488.42

EXIST ROW

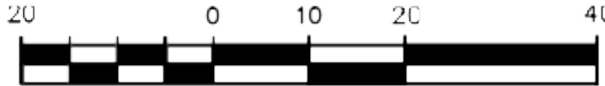
FENCE REMOVE/REPLACE

PROP ROW

LAVON 419 LAND, LLC
CALLED 419.233 ACRES
INST. NO. 20201221002300370
O.P.R.C.C.T.

tnp

GRAPHIC SCALE



GRAPHIC SCALE: 1" = 20'



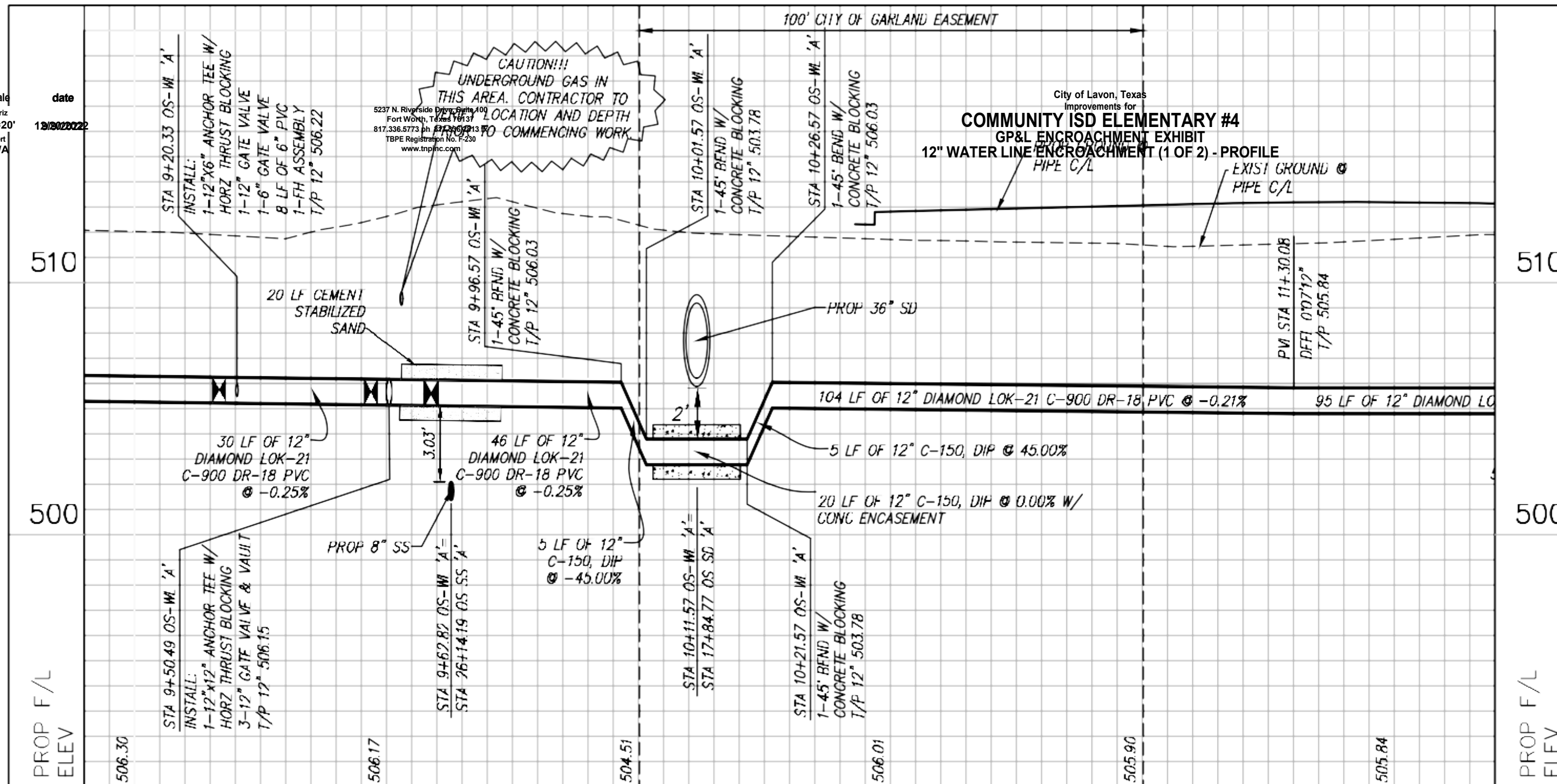
teague nall & perkins

scale
horiz
1"=20'
vert
N/A

date
12/30/2022

5237 N. Riverside Drive, Suite 400
Fort Worth, Texas 76137
817.336.5773 ph 817.336.5713 fx
TBPE Registration No. F-230
www.tnpinc.com

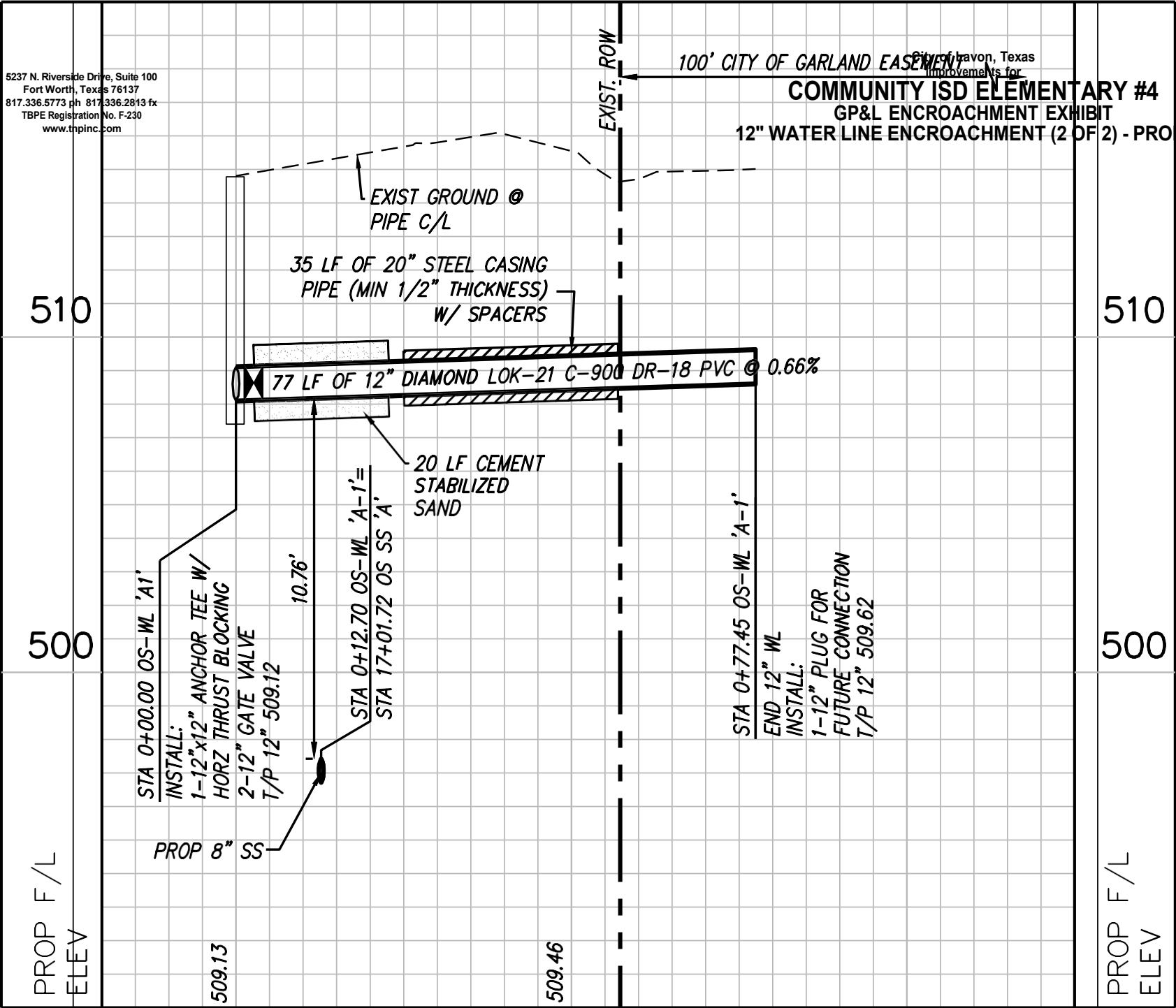
tnp project
COM 22212
sheet
7
of
10



teague nall & perkins

scale date
horiz 12/30/2022
1"=20'
vert
1"=4'

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com



tnp project
COM 22212
sheet
8
of
10



teague nall & perkins

scale
horiz
1"=20'
vert
N/A

date
12/30/2022

STA 16+17.91 OS SS 'A'=
STA 0+00 OS SS LAT 'A1'
INSTALL STD 5' DIA. SSMH
W/ CONC COLLAR
N 7058441.90
E 2602424.54

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

100' CITY OF GARLAND EASEMENT

City of Lavon, Texas
Improvements for

COMMUNITY ISD ELEMENTARY #4
GP&L ENCROACHMENT EXHIBIT
SANITARY SEWER ENCROACHMENT - PLAN

tnp project
COM 22212
sheet
9
of
10

APPROX. LOCATION OF
RECEIVING PIT W/ MIN
6' TALL TEMP
CHAINLINK FENCE

EXIST 12" WL

PROP 8" SS W/ 16"
STEEL CASING BY
OTHER THAN OPEN CUT

STA 0+66.75 OS SS LAT 'A1'
END 10" SS
CONNECT TO ONSITE SSMH
N 7058440.51
E 2602491.28

REMOVE/REPLACE EXIST FENCE

PROP 10" SS W/ 20"
STEEL CASING BY
OTHER THAN OPEN CUT

APPROX. LOCATION OF
BORE PIT W/ MIN 6' TALL
TEMP CHAINLINK FENCE

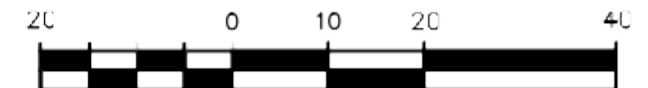
PROP 12" WL

STA 16+84.94 OS SS 'A'=
STA 0+12.70 OS-WL 'A-1'
N 7058374.88
E 2602423.87

12.69'



GRAPHIC SCALE



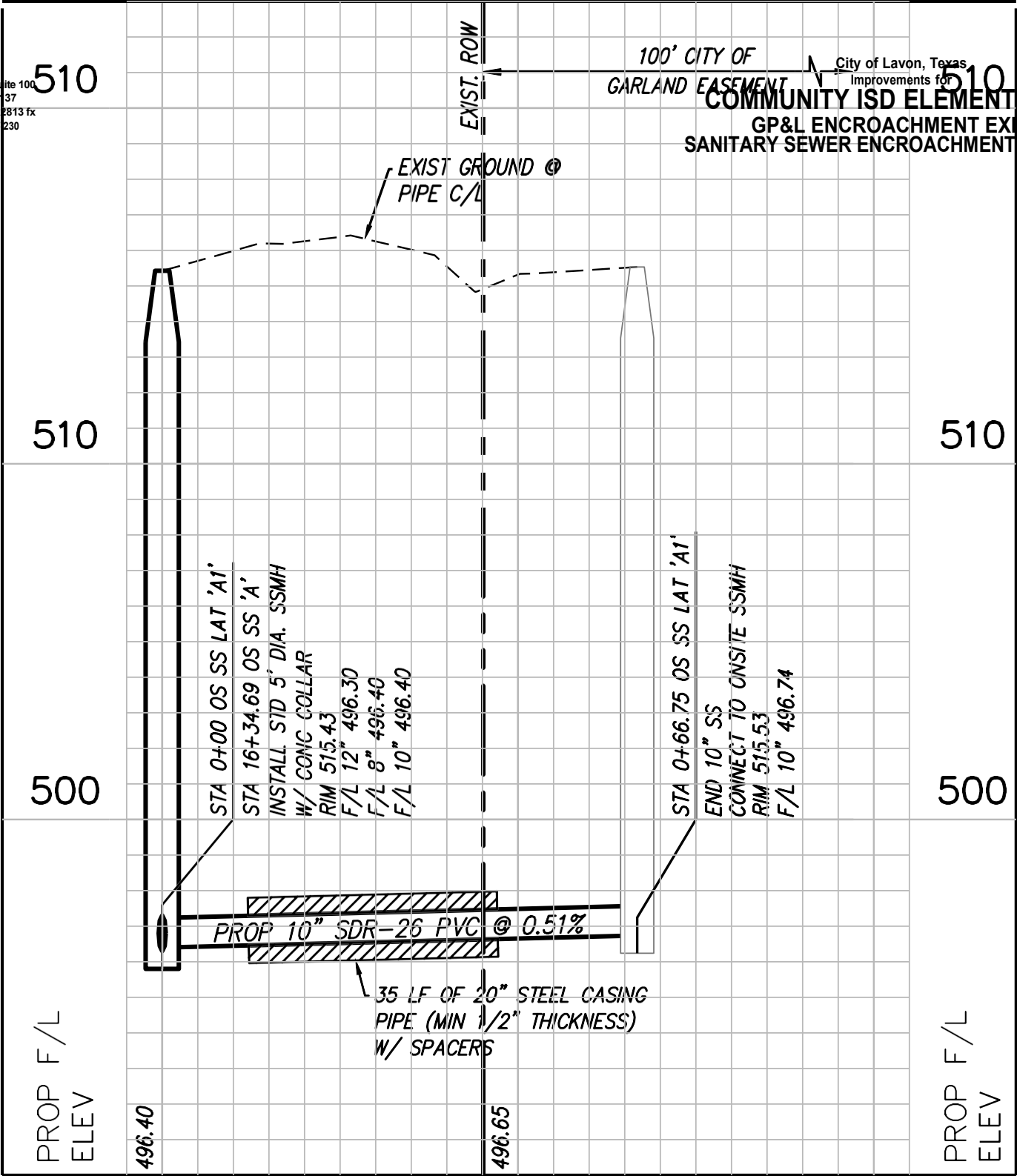
GRAPHIC SCALE: 1" = 20'



teague nall & perkins

scale date
horiz 12/30/2022
1"=20'
vert
1"=4'

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.8813 fx
TBPE Registration No. F230
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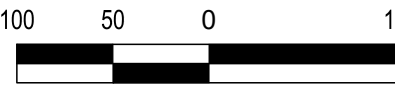
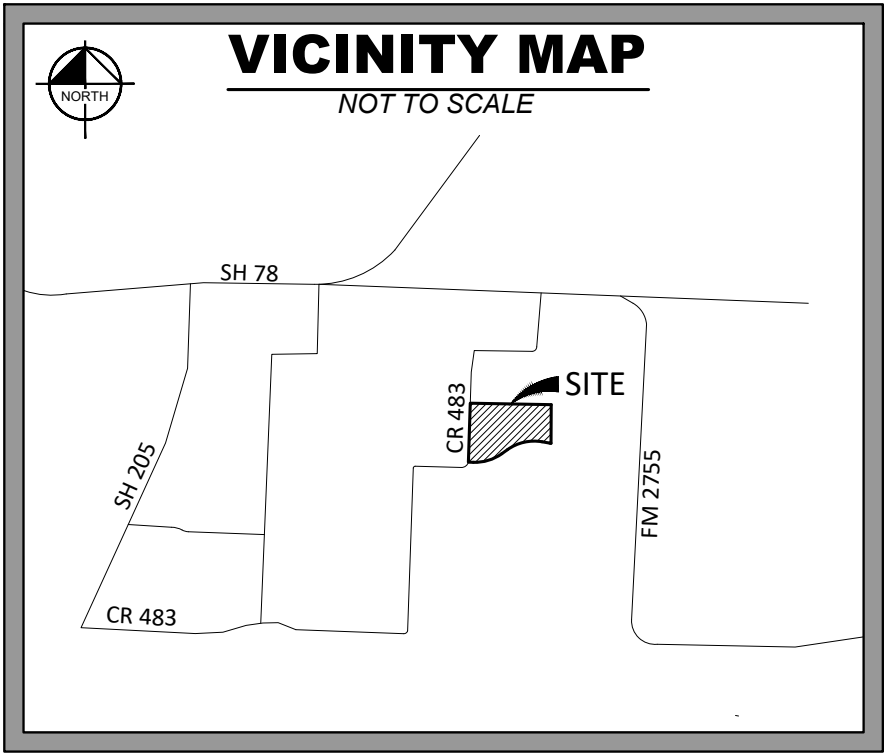
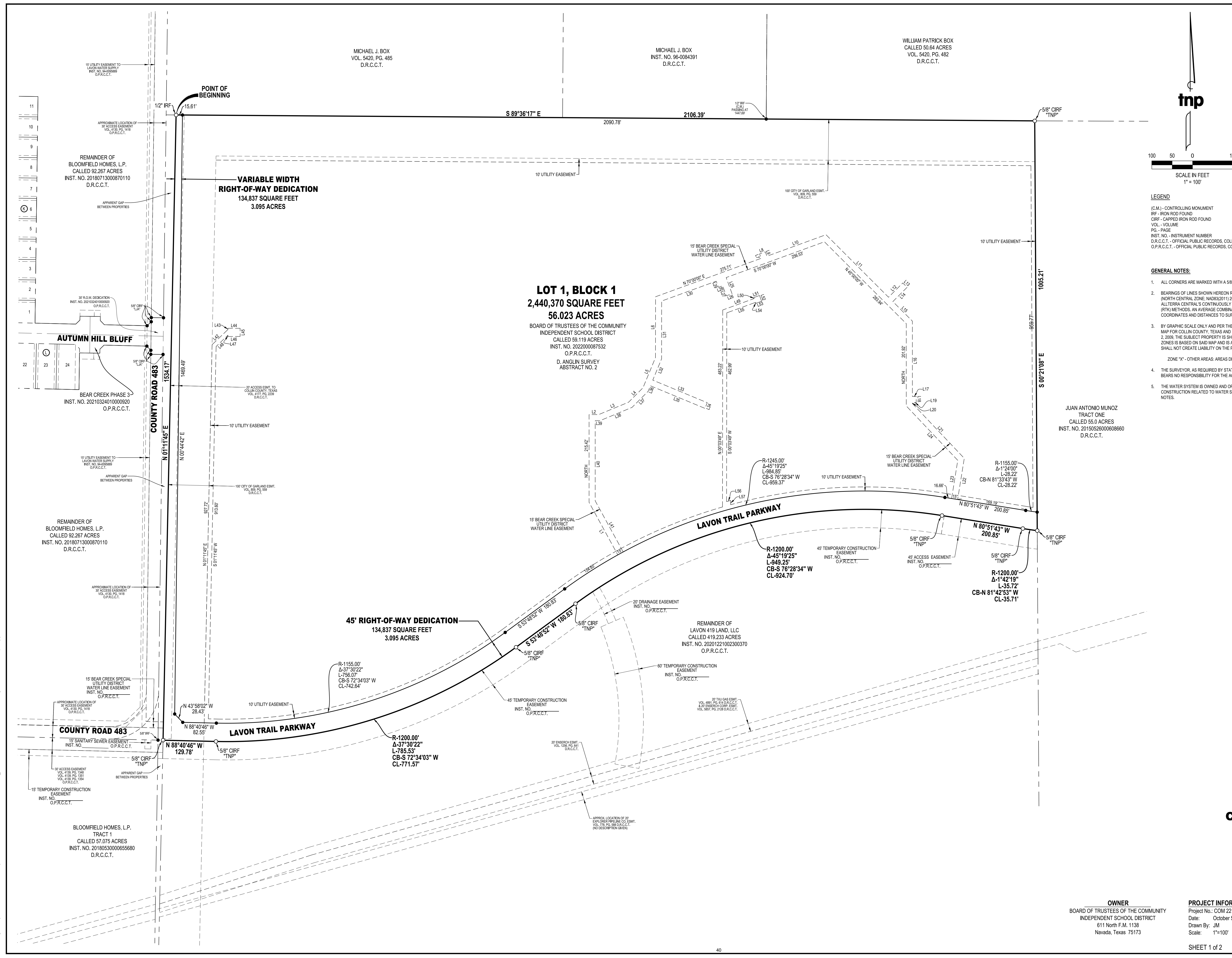


tnp project
COM 22212
sheet
10
of
10



teague nall & perkins

Drawing: L:\Projects\COM 22145 Community ISD Nicholson Ranch\Acad\Deliverables\Final_Plat\2022_10 05 COM 22145 Final Plat.dwg at Oct 05, 2022 2:24pm by jmadddx



LEGEND

(C.M.) - CONTROLLING MONUMENT
RF - IRON ROD FOUND
CIRP - CAPPED IRON ROD FOUND
VOL. - VOLUME
PG. - PAGE
INST. NO. - INSTRUMENT NUMBER
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP", UNLESS OTHERWISE NOTED.
- BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE, NAD83(2011) 2010.00) GEODETIC BEARING ESTABLISHED AS DERIVED LOCALLY FROM ALL TERRA CENTRA'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS, AN AVERAGE COMBINATION FACTOR OF 1.000E-0270 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4885C0445J, EFFECTIVE DATE: JUNE 2, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD) AND ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD'S SPECIFICATIONS AND GENERAL NOTES.

EASEMENT LINE TABLE		
LINE	BEARINGS	DISTANCE
L1	N 28°42'50" W	146.75'
L2	EAST	23.51'
L3	N 67°30'00" E	79.46'
L4	N 45°00'00" E	49.93'
L5	N 22°30'00" E	80.29'
L6	N 00°00'00" E	149.18'
L7	N 20°00'00" W	11.50'
L8	N 70°00'00" E	15.00'
L9	S 20°00'00" E	11.50'
L10	N 70°00'00" E	154.24'
L11	N 45°00'00" W	216.91'
L12	S 45°00'00" W	49.54'
L13	S 45°00'00" E	15.00'
L14	N 45°00'00" E	49.54'
L15	N 45°00'00" W	67.80'
L16	SOUTH	184.91'
L17	EAST	9.37'
L18	SOUTH	15.00'
L19	WEST	9.37'
L20	SOUTH	2.25'
L21	S 43°26'11" E	185.12'
L22	S 09°09'17" W	102.27'
L23	N 09°08'17" E	94.86'
L24	N 43°26'11" W	183.68'
L25	S 20°00'00" E	42.17'
L26	S 70°00'36" W	15.00'
L27	N 20°00'00" W	26.27'
L28	S 70°00'00" W	10.98'
L29	N 20°00'00" W	15.90'
L30	S 70°00'00" W	142.39'
L31	S 00°03'49" W	141.66'
L32	S 22°30'00" W	56.69'
L33	S 67°30'00" E	144.69'
L34	S 22°30'00" W	15.00'
L35	N 67°30'00" W	144.69'
L36	S 22°30'00" W	14.56'
L37	S 45°00'00" W	55.90'
L38	S 67°30'00" W	85.42'
L39	WEST	11.42'
L40	SOUTH	196.58'
L41	S 28°42'50" E	142.91'
L42	N 46°11'45" E	53.78'
L43	NORTH	3.07'
L44	EAST	30.00'
L45	SOUTH	20.00'
L46	WEST	30.00'
L47	NORTH	3.07'
L48	S 46°11'45" W	40.05'
L49	N 70°00'00" E	81.99'
L50	N 19°59'51" W	2.50'
L51	N 70°00'23" E	15.00'
L52	S 19°59'37" E	15.00'
L53	S 70°00'23" W	15.00'
L54	N 19°59'37" W	2.50'
L55	S 70°00'00" W	74.99'
L56	N 74°44'38" E	10.37'
L57	S 00°03'49" W	10.36'

FINAL PLAT
COMMUNITY ISD ADDITION
LOT 1, BLOCK 1

2,575,207 SQUARE FEET
OR
59.119 ACRES

SITUATED IN THE
D. ANGLIN SURVEY, ABSTRACT NO. 2,
COLLIN COUNTY, TEXAS

OWNER
BOARD OF TRUSTEES OF THE COMMUNITY
INDEPENDENT SCHOOL DISTRICT
611 North F.M. 1138
Navada, Texas 75173

PROJECT INFORMATION
Project No.: COM 22145
Date: October 5, 2022
Drawn By: JM
Scale: 1"=100'



SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

Drawing: L:\Projects\COM 22 145 Community ISD Nicholson Ranch\Asad\Deliverables\Final_Plat\2022_10 05 COM 22 145 Final Plat.dwg at Oct 05, 2022 2:24pm by jmadddox

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS the Board of Trustees of the Community Independent School District is the owner of a 59.119 acre tract of land out of the D. Anglin Survey, Abstract Number 2, Collin County, Texas and being all of a called 59.119 acre tract of land to the Board of Trustees of the Community Independent School District as recorded in Instrument Number 202200087532 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found on east side of County Road 483 on the south line of a tract of land to Michael J. Box as recorded in Volume 5420, Page 485 of the Deed Records of Collin County, Texas and for the northwest corner of said 59.119 acre tract;

THENCE South 89 degrees 36 minutes 17 seconds East departing the east line of said County Road 483 generally along a barbed wire fence, same being along the north line of said 59.119 acre tract and the south line of said Box tract Volume 5420, Page 485 and the south line of another tract of land to Michael J. Box as recorded in Instrument Number 96-0084391 of the Deed Records of Collin County, Texas passing a 1/2 inch iron rod found for the southeast corner of said Box tract recorded in Instrument Number 96-0084391, also being the southwest corner of a called 50.64 acre tract of land to William Patrick Box as recorded in Volume 5420, Page 482 of the Deed Records of Collin County, Texas at a distance of 1447.69 feet and continuing along the south line of said 50.64 acre tract same being the north line of said 59.119 acre tract a total distance of 2106.39 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of said 59.119 acre tract and the northwest corner of a called 55.0 acre tract known as Tract One to Juan Antonio Munoz as recorded in Instrument Number 20190526000608660 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 21 minutes 08 seconds East along the east line of said 59.119 acre tract same being the west line of said 55.0 acre tract and continuing generally along a barbed wire fence, a distance of 1005.21 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the southeast corner of said 59.119 acre tract at the beginning of a curve to the right;

THENCE departing the west line of said 55.0 acre tract and along the south line of said 59.119 acre tract the following courses and distances;

With said curve to the right having a radius of 1200.00 feet, a central angle of 01 degrees 42 minutes 19 seconds, an arc length of 35.72 feet, a chord bearing of North 81 degrees 42 minutes 53 seconds West, a distance of 35.71 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 80 degrees 51 minutes 43 seconds West, a distance of 200.85 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1200.00 feet, a central angle of 45 degrees 19 minutes 25 seconds, an arc length of 949.25 feet, a chord bearing of South 76 degrees 28 minutes 34 seconds West, a distance of 924.70 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 53 degrees 48 minutes 52 seconds West, a distance of 180.83 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1200.00 feet, a central angle of 37 degrees 30 minutes 22 seconds, an arc length of 785.53 feet, a chord bearing of South 72 degrees 34 minutes 03 seconds West, a distance of 771.57 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 88 degrees 40 minutes 46 seconds West, a distance of 129.78 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner on the east side of County Road 483, same being the southwest corner of said 59.119 acre tract;

THENCE North 01 degrees 11 minutes 45 seconds East along the east side of said County Road 483 and the west line of said 59.119 acre tract, a distance of 1534.17 feet to the POINT OF BEGINNING containing 2,575,207 square feet, or 59.119 acres of land.

SURVEYOR'S CERTIFICATE

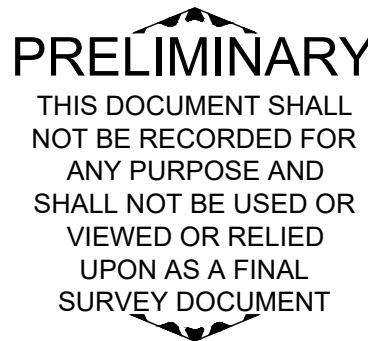
KNOW ALL MEN BY THESE PRESENTS:

That I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this _____ day, of _____, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN J. MADDOX
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5430
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
bmaddox@trpinc.com



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Brian Maddox, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein express and in the capacity therein slated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day, of _____, 2022.

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT the BOARD OF TRUSTEES OF THE COMMUNITY INDEPENDENT SCHOOL DISTRICT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as COMMUNITY ISD ADDITION, Lot 1, Block 1, an addition to the City of Lavon, Texas and does hereby dedicate to the public use, including the use by Bear Creek Special Utility District (BCSUD), forever, the streets and easements shown hereon. the BOARD OF TRUSTEES OF THE COMMUNITY INDEPENDENT SCHOOL DISTRICT, does hereby certify the following:

- The streets, alleys and rights of ways are dedicated to the City of Lavon for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Lavon.
- The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public, the City of Lavon and Bear Creek Special Utility District.
- The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

This plat approved subject to all platting ordinances, rules, regulations and the City of Lavon, Texas.

WITNESS, my hand, this the _____ day of _____, 2022.

BY: BOARD OF TRUSTEES OF THE COMMUNITY INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day, of _____, 2022.

Notary Public, State of Texas

APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Lavon, Texas

Date

APPROVED FOR CONSTRUCTION

Mayor, City of Lavon, Texas

Date

ACCEPTED

Mayor, City of Lavon, Texas

Date

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of COMMUNITY ISD ADDITION, Lot 1, Block 1, an addition to the City of Lavon was submitted to the City Council on the day of _____, 2022 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD 2022.

City Secretary
City of Lavon, Texas

BEAR CREEK SPECIAL UTILITY DISTRICT
APPROVAL CERTIFICATE

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

Bear Creek SUD, Lavon, Texas

Date

Name:

Title:

FINAL PLAT
COMMUNITY ISD ADDITION
LOT 1, BLOCK 1

2,575,207 SQUARE FEET
OR
59.119 ACRES

SITUATED IN THE
D.ANGLIN SURVEY, ABSTRACT NO. 2,
COLLIN COUNTY, TEXAS

OWNER
BOARD OF TRUSTEES OF THE COMMUNITY
INDEPENDENT SCHOOL DISTRICT
611 North F.M. 1138
Navada, Texas 75173

PROJECT INFORMATION
Project No.: COM 22145
Date: October 5, 2022
Drawn By: JM
Scale: 1"=100'



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TEAGUE NALL & PERKINS, INC.
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CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 5 - C

Item:

CONSENT AGENDA

Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 219.944 acres situated out of the Drury Anglin Survey, Abstract No. 2, Sheet 4, Tract, 62 and the JAS Strickland Survey, Abstract No. 794, Sheet 3, Tract 26 and approve Ordinance No. 2023-12-04 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.

Background:

Pursuant to the Texas Local Government Code, Section 42.021, the extraterritorial jurisdiction (ETJ) of the City of Lavon is the unincorporated area that is contiguous to the corporate boundaries (city limits) within one mile of those boundaries.

Code Excerpt

TEXAS LOCAL GOVERNMENT CODE (TLGC)

Section 42.001 PURPOSE OF EXTRATERRITORIAL JURISDICTION

The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

In 2002, the City of Lavon and Collin County entered into a Plat Approval Agreement granting the City exclusive jurisdiction to regulate all subdivision plats in the ETJ in accordance with Chapter 212 of the TLGC and the City's Subdivision Code.

On September 1, 2023, Texas Senate Bill No. 2038 adding Subchapters D and E to Chapter 42 of the TLGC went into effect and provides that a resident or owner of an area in a municipality's ETJ may file a petition to be released from the ETJ. For property released from a city's ETJ, the jurisdiction for enforcing Subdivision regulations reverts to the County pursuant to Chapter 232 of the LGC and the Collin County Subdivision and Development Codes.

On December 1, 2023, the city received a Petition for Disannexation from the owner of approximately 219.944 acres situated at Anna Cade Road and the City Secretary has verified the Petition pursuant to Chapter 42 (D) of the TLGC.

The TLGC further provides that upon verification of a complete petition, a city shall immediately release the area from the ETJ and if a city fails to take action to release the ETJ by the later of 45 days after the date the petition is received or the next meeting of the city's governing body that occurs after the 30th day after the city receives the petition, the area is released by operation of law.

There are no city ad valorem taxes charged taxes levied on properties in the ETJ and few municipal regulations extended in to the ETJ. The following sections of the City of Lavon Code of Ordinances have been applied to the ETJ:

Section 1.04.092 – implementation of hotel/motel occupancy tax

* Section 2.06.100 – extension of the Subdivision Code and review of subdivision plats

* Section 6.05.001(b) – application of burn ban

* Section 6.03.001(a) – application of the Fire Code

Section 8.04.001(a) – Discharge of Firearms

* When parcels are removed from a City's ETJ, corresponding County regulations will take the place of municipal regulations.

Financial Consideration:

As there are no city ad valorem taxes collected from properties in the ETJ, there are no property tax implications of the disannexation for the City. If anything, the implication may be net positive as the costs of implementation of the Subdivision Code in the ETJ generally exceed the associated application fees.

Staff Notes:

Approval is recommended.

Attachments: 1) Certification of Petition
2) Location Exhibits
3) Proposed Ordinance



CERTIFICATE OF CITY SECRETARY

I, Rae Norton, City Secretary for the City of Lavon, Texas, hereby certify that I have reviewed and verified the Petition for the release from the City of Lavon Extraterritorial Jurisdiction for approximately 219.944 acres of property located at ABS A0794 JAS STRICKLAND SURVEY, SHEET 3, TRACT 26 and ABS A0002 DRURY ANGLIN SURVEY, SHEET 4, TRACT 62.

Number of petitioners: 1

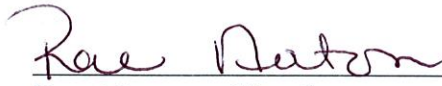
Number of owners: 1

As provided in Texas Senate Bill No. 2038, a petition signature is valid when it contains the signature, signers' printed name, date of birth or voter registration number.

The petition is attached hereto.

Dated this 19th day of December, 2023

City of Lavon, Texas


Rae Norton, City Secretary

CITY OF LAVON
ORDINANCE NO. 2023-12-04

ETJ Disannexation – 219.944 acres -Anna Cade Rd.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DISANNEXING THE HEREINAFTER DESCRIBED TERRITORY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND ADJUSTING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO EXCLUDE THE DESCRIBED PROPERTY FROM WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 1, 2023, the owners of the hereinafter defined Property, submitted a Petition requesting to be released from the City of Lavon extraterritorial jurisdiction (the “**ETJ**”), such Property described herein in **Exhibit “A”** and depicted in **Exhibit “B”**, each attached hereto and incorporated herein for all purposes (the “**Property**”); and

WHEREAS, in accordance with the provisions of Texas SB 2038, effective September 1, 2023, the City Secretary verified the Petition on December 1, 2023, and notified the landowners of the results of the Petition; and

WHEREAS, the City Council accepts the City Secretary’s verification of the Petition, finds, and determines that disannexation of the Property from Lavon’s ETJ is in the best interests of the citizens of Lavon.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Disannexation from ETJ. The Property is hereby disannexed from the ETJ of Lavon, and the boundary limits of the ETJ of Lavon are hereby adjusted to exclude the Property from within the ETJ of Lavon.

SECTION 3. Official Map. The official map and boundaries of Lavon, previously adopted, are amended to exclude the Property from the ETJ of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of Lavon to remove the disannexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 5. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of Lavon except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Collin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 19th day of December 2023.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A

Legal Description of the Property

ENLARGED

FIELD NOTES (Tract I)

BEING a 219.944 acre tract of land situated in the Joseph Strickland Survey, Abstract No. 794, and the Cuadrilla Irr. Co. Survey, Abstract No. 1051, Collin County, Texas and being a part of that certain called 284.3664 acre tract of land described in a deed to Dong Wen Kang, recorded in Volume 4703 Page 1402, Deed Records, Collin County (D.R.C.C.T.), Texas, said 219.944 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 264.3664 acre tract and on all corner of a 637.32 acre tract of land described in deed to W.W. Caruth, Jr., as recorded in Volume 66, Page 484, Deed Records, Rockwall County, Texas (D.R.C.C.T.);

THENCE North 00 degrees 28 minute 56 seconds East, with the common boundary line of said 637.32 acre tract and said 264.3664 acre tract, a distance of 1932.08 feet to a 1/2-inch iron rod found for the northeast corner of said 264.3664 acre tract;

THENCE North 63 degrees 53 minute 48 seconds East, with the north boundary line of said 264.3664 acre tract and partly with the south lines of various tracts described in deeds to the Lumpkin Family Limited Partnership, recorded in Volume 5938, Page 360 and Volume 5145, Page 1, respectively, D.R.C.C.T., a total distance of 3836.41 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 00 degrees 04 minutes 12 seconds West, a distance of 842.35 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 00 degrees 14 minutes 38 seconds West, a distance of 1373.68 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 00 degrees 59 minutes 33 seconds East, a distance of 1402.34 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the common boundary line of said 264.3664 acre tract and a 202.68 acre tract of land described in deed to Helen Joy Riggs and William Audy Riggs, as recorded in Volume 54, Page 456, D.R.C.C.T.;

THENCE South 89 degrees 55 minutes 48 seconds West, with the common boundary line of said 202.68 acre tract and said 264.3664 acre tract, a distance of 1251.40 feet to a 1/2-inch iron rod found for corner at an angle point in same;

THENCE North 89 degrees 30 minutes 20 seconds West, with the common boundary line of said 202.68 acre tract and said 264.3664 acre tract, a distance of 149.39 feet to a 1/2-inch iron rod found for corner at an angle point in same;

THENCE North 89 degrees 59 minutes 22 seconds West, with the common boundary line of said 202.68 acre tract and said 264.3664 acre tract, passing the northeast corner of said 202.68 acre tract and the northeast corner of a 405.184 acre tract of land described in deed to Breary Hill 405, Ltd., as recorded in Volume 5010, Page 244, D.R.C.C.T., at a distance of 3.29 feet and continuing with the common boundary line of said 264.3664 acre tract and said 405.184 acre tract, a total distance of 2077.85 feet to the POINT OF BEGINNING AND CONTAINING 9,580.763 square feet or 219.944 acres of land.

FIELD NOTES (Tract II)

BEING a 2.644 acre tract of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas and being all of that certain called 2.64 acre tract of land described as "Tract Two" in a deed to Dimensions Micro, Inc., recorded in Volume 4351 Page 2426, Deed Records, Collin County (D.R.C.C.T.), Texas, said 2.644 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Stevall" found for the northeast corner of said 2.64 acre tract, said corner being in the common boundary line of a 202.68 acre tract of land described in deed to Helen Joy Riggs and William Audy Riggs, as recorded in Volume 54, Page 456, Deed Records, Rockwall County, Texas (D.R.C.C.T.) and a 264.3664 acre tract of land described in deed to Dong Wen Kang, as recorded in Volume 4703, Page 1402 (D.R.C.C.T.);

THENCE South 27 degrees 37 minute 19 seconds West, with an easterly boundary line of said 2.64 acre tract, a distance of 388.35 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

THENCE South 00 degrees 51 minute 33 seconds West, with an easterly boundary line of said 2.64 acre tract, a distance of 858.18 feet to a 1/2-inch iron rod with cap stamped "Stevall" found for corner;

THENCE South 44 degrees 44 minute 28 seconds East, continuing with an easterly boundary line of said 2.64 acre tract, a distance of 55.80 feet to a 1/2-inch iron rod with cap stamped "Stevall" found for corner;

THENCE North 89 degrees 39 minute 32 seconds East, with a lower boundary line of said 2.64 acre tract, a distance of 612.42 feet to a 1/2-inch iron rod with cap stamped "Stevall" found for a northeast corner of said 2.64 acre tract;

THENCE South 00 degrees 14 minute 38 seconds East, with an easterly boundary line of said 2.64 acre tract, a distance of 32.74 feet to an "X" set for the southeast corner of said 2.64 acre tract in the common boundary line of said 202.68 acre tract and a 405.184 acre tract of land described in deed to Breary Hill 405, Ltd., as recorded in Volume 5010, Page 244 (D.R.C.C.T.);

THENCE South 88 degrees 53 minute 35 seconds West, with the common boundary lines of said 2.64 acre tract, said 405.184 acre tract and said 202.68 acre tract, a distance of 690.59 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the southwest corner of said 2.64 acre tract, the southwest corner of said 202.68 acre tract and an ell corner of said 405.184 acre tract from which a 80d nail found for reference bears North 37 degrees 12 minutes 12 seconds West, a distance of 1.10 feet;

THENCE North 00 degrees 10 minute 09 seconds East, with the common boundary lines of said 2.64 acre tract, said 202.68 acre tract and said 405.184 acre tract, a distance of 1294.30 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northeast corner of said 405.184 acre tract and the northwest corner of said 2.64 acre tract and said 202.68 acre tract, said corner being in the south boundary line of said 264.3664 acre tract;

THENCE Easterly, with the south boundary line of said 264.3664 acre tract, the following courses:

South 89 degrees 59 minutes 22 seconds East, a distance of 3.29 feet to a 1/2-inch iron rod found for corner at an angle point in the south line of said 264.3664 acre tract;

South 89 degrees 30 minutes 20 seconds East, a distance of 149.39 feet to a 1/2-inch iron rod found for corner at an angle point in the south line of said 264.3664 acre tract;

North 89 degrees 55 minutes 48 seconds East, a distance of 79.70 feet to the POINT OF BEGINNING AND CONTAINING 115,176 square feet or 2.644 acres of land.

"This description is based on the Land Title Survey and Plot made by Robert C. Myers RPLS No. 3963 on October 28, 2013."

NOTES:

1. Basis of Bearings being S 89°55'48" W for a south boundary line of deed recorded in Volume 4703, Page 1402, D.R.C.C.T.
2. By graphical plotting, part of the parcel described hereon lies within Special Flood Hazard Area (SFHA) Zone "AE" and Zone "A" as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0555, dated June 2, 2009, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
3. This survey was prepared with the benefit of Title Commitment Of No. FT2CK-91111300526, effective date of August 22, 2013, issued on September 4, 2013 by Fidelity National Title Insurance Company. No research of record easements has been performed on these tracts since the effective dates of the policy mentioned above.
4. At the request of the client, all improvements such as fences, buildings, creeks, ponds, etc. were not shown on this survey.
5. The subject deed and Collin Central Appraisal District describe part of Tract I as being within the D. Anglin Survey, Abstract No. 2. The General Land Office shows this tract being within the Cuadrilla Irr. Co. Survey, Abstract No. 1051.
6. All corners set hereon are 5/8" Iron Rods with yellow cap stamped RPLS Number 3963.
7. Tract I is affected by the following:
 - Easement to Collin Soil Conservation District, Vol. 565, Pg. 12 (10g) (Shown)
 - Easement to Collin Soil Conservation District, Vol. 571, Pg. 515 (10g) (Shown)
 - Easement to NTMWD, Vol. 3333, Pg. 808 (10i) (Shown)
 - Mineral Rights, Vol. 505, Pg. 130 (10k)
 - Mineral Rights, Vol. 505, Pg. 375 (10l)
 - Oil & Mineral Lease, Vol. 1356, Pg. 803 (10n)
7. Tract II is not affected by the following:
 - Easement to Collin Soil Conservation District, Vol. 565, Pg. 12 (10g) (Shown)
 - Easement to Collin Soil Conservation District, Vol. 571, Pg. 515 (10g) (Shown)
 - Easement to NTMWD, Vol. 3333, Pg. 808 (10i) (Shown)
 - Mineral Rights, Vol. 505, Pg. 130 (10k)
 - Mineral Rights, Vol. 505, Pg. 375 (10l)
 - Oil & Mineral Lease, Vol. 1356, Pg. 803 (10n)
8. Tract I and Tract II are not affected by the following:
 - Easement to Collin Soil Conservation District, Vol. 565, Pg. 595 (10f)
 - Easement to Collin Soil Conservation District, Vol. 571, Pg. 518 (10h)
 - Easement to NTMWD, Vol. 3333, Pg. 812 (10j) (Shown)
 - Oil & Mineral Lease, Vol. 731, Pg. 133 (10m)

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this survey substantially complies with the current Texas Society of Professional Surveyor Standards and Specifications for a Category 1A Condition III Survey.

GIVEN UNDER MY HAND AND SEAL THIS THE 27th DAY OF OCTOBER, 2013.

Preliminary, this document shall not be recorded for any purpose.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



EXHIBIT B

Depiction of the Property



CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 7 - A

Item:

Discussion and action regarding the award of the construction contract for the City of Lavon North Wastewater Treatment Plant (WWTP) (CIP-38) and Resolution No. **2023-12-04** authorizing the negotiation and execution of a construction contract with Heritage General Contractors in the amount of \$8,458,000.00 with 480 calendar days to construct and providing an effective date.

Background:

On December 12, 2023, the City opened competitive bids for construction of the Lavon North Wastewater Treatment Plant (WWTP) (CIP-38). The construction of the Lavon North WWTP will support the City's sanitary sewer system and serve properties in the northern section of the city.

Six qualified bids were received and opened. The bids ranged from \$8,458,000 to \$11,495,000.

Kimley-Horn, Inc. verified the bid documents and checked references, and the city engineer recommended that the City award the contract to the lowest and best bidder, Heritage General Contractors. Heritage General Contractors is the same contractor that constructed the most recent expansion of the Bear Creek WWTP.

Financial Implication:

Funding for the project will come from the Series 2023 Certificates of Obligation, sewer tap fees, and developer contributions. Funding is allocated in the CIP FY 2023-24 and FY 2024-25 Program Budgets.

Staff Notes:

Approval is recommended.

Attachments:

- 1) Proposed Resolution
- 2) Engineer's Recommendation for Award and Construction Bid Tabulation

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-04

Award North Lavon WWTP (CIP-38) – Heritage General Contractors

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AWARDED THE CONSTRUCTION CONTRACT FOR THE CITY OF LAVON NORTH WASTEWATER TREATMENT PLANT (WWTP) (CIP-38) AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH HERITAGE GENERAL CONTRACTOR IN THE AMOUNT OF \$8,458,000.00 WITH 480 CALENDAR DAYS TO CONSTRUCT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon, Texas (the “City Council”) has advertised and accepted competitive bids for the construction project in accordance with state law; and

WHEREAS, the City Council finds that awarding the construction contract and authorizing the negotiation and execution of a construction contract with Heritage General Contractors in the amount of \$8,485,000.00 with 480 calendar days to construct serves the best interest of the City and the public health, safety, and welfare of the citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1: The City Council hereby awards and authorizes and approves the negotiation and execution of a construction contract with Heritage General Contractors in the amount of \$8,485,000.00 with 480 calendar days to construct, subject to the city attorney’s and city engineer’s approval; and

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

December 15, 2023

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, Texas 75166

Re: Recommendation of Award
Lavon North WWTP, Phase 1 [CIP-38]

Dear Ms. Dobbs:

Sealed bids for the above referenced project were received on December 12, 2023 at 2:00 p.m. at Lavon City Hall. A total of six (6) bids were received. The design engineer, Kimley-Horn, has prepared a summary of the bids, which is attached.

This project involves the construction of a new 0.25 MGD WWTP on the south side of Elevon Parkway. This plant will primarily serve the Elevon development. The lift station and electrical work that is currently being constructed is part of this overall project.

The design engineer has verified the bids and checked references (see attached). The contractor that submitted the low bid, Heritage Constructors, LLC is the same contractor that performed the work for the last expansion at Bear Creek WWTP.

The budget for CIP-38 is \$11,778,500 per the latest revision. The current contract amount for the lift station is \$2,088,644.75. Combining the 2 contract amounts would result in a total cost of \$10,546,644.75, subject to modification during construction (change orders).

We recommend award of the project to Heritage Constructors, LLC in the amount of \$8,458,000.00 and 480 calendar days.

Sincerely,
FREEMAN - MILLICAN, INC.



Mark D. Hill, P.E.
Project Manager



Attachment

F:\17024 - LAV General Servies\9 - Review\Elevon\WWTP\WWTP BID\Ltr of Recommendation - Lavon North WWTP.docx



December 14, 2023

City of Lavon, Texas
120 School Rd
Lavon, TX 75166

Re: Bid Results Summary
Lavon-North WWTP 0.25 MGD Phase 1
KHA No. 063227913

Dear City Council:

On December 12th, 2023, City of Lavon, Texas received bids for the Lavon-North WWTP 0.25 MGD Phase 1 project. A detailed bid tabulation is attached for your review and consideration. City of Lavon, Texas received bids from the following contractors:

	Total Base Bid
Heritage Constructors, LLC	\$8,458,000.00
Schofield Civil Construction, LLC	\$8,804,000.00
Crescent Constructors, Inc.	\$9,997,000.00
Gracon Construction, Inc.	\$10,030,000.00
Horton Excavating, LLC	\$10,080,000.00
Reymar Construction	\$11,515,000.00

Kimley-Horn and Associates, Inc. has reviewed the qualifications of the low bidder, Heritage Constructors, LLC. Kimley-Horn and Associates, Inc. has checked the Contractor's submitted references and verified that the Contractor's bonding company is licensed in the State of Texas. Therefore, Kimley-Horn and Associates, Inc. has found no reason to disqualify award of the contract to Heritage Constructors, LLC in the amount of \$8,458,000.00.

Enclosed is a copy of the bid tabulation for your reference. Thank you for the opportunity to be of service to the City of Lavon.

Should you have any questions or comments, please do not hesitate to contact me at 469-221-9829.

Sincerely,

Christopher A. Connolly, P.E.
Project Manager

Attachments:

- Bid Tabulation

K:\FTW_Uilities\063227913-Elavon WWTP\CCA\Bidding\WWTP 0.25 MGD Phase 1\Bid Opening 2023.12.12\BidSummary.docx

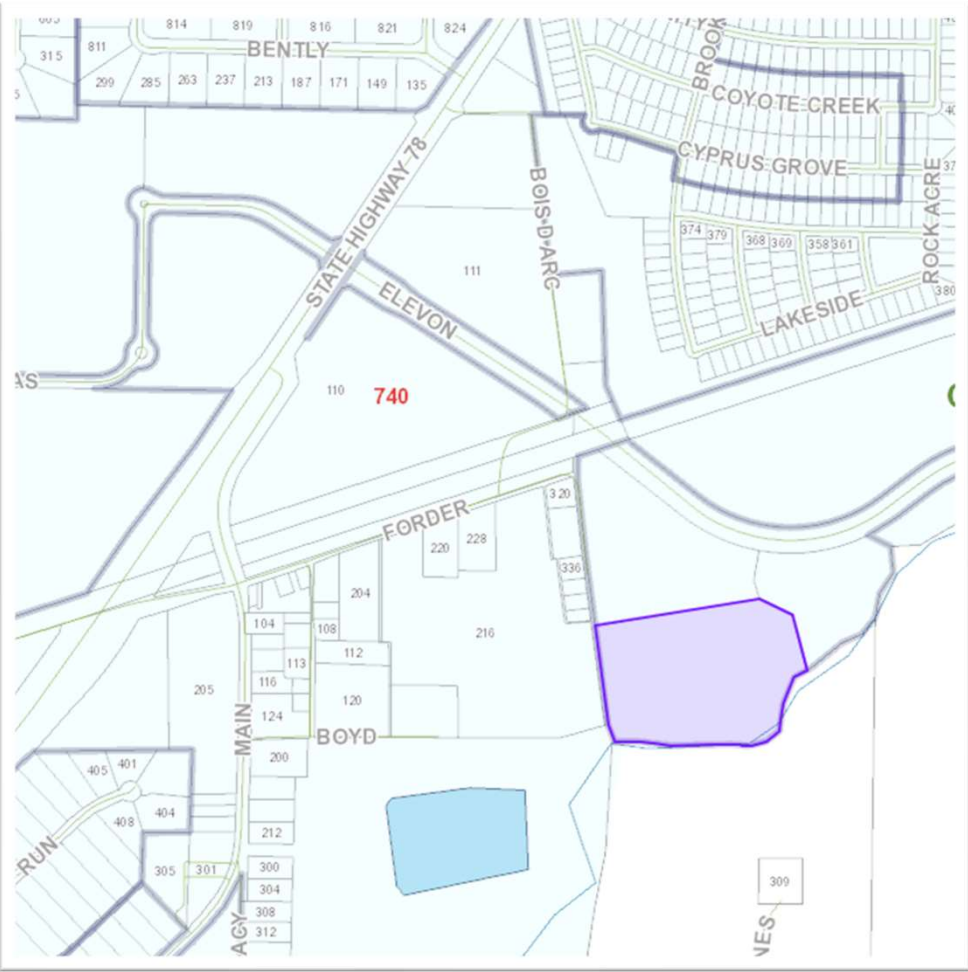
CHECKED BY: 
Christopher A. Connolly, P.E.

Owner: City of Lavan, Texas
Job No.: 063227913
Project: WWTP 0.25 MGD Phase 1
Date: December 12, 2023

				BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		BIDDER 5		BIDDER 6	
				Heritage Constructors, LLC 3737 Lamar Ave, Suite 700 Paris, TX 75460		Schofield Civil Construction, LLC 9330 LBJ Freeway #375 Dallas, TX 75243		Crescent Constructors, Inc. 2560 Technology Dr. Suite 400 Piano, TX 75074		Gracon Construction, Inc. P.O. Box 360039 Dallas, TX 75336		Horton Excavating, LLC 11111 Highway 69 North Pollock, TX 75969		Rey-Mar Construction 2010 E. Lancaster Ave. Fort Worth, TX 76103	
Item No.	Item Description	Qty	Unit	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid															
1	Mobilization, Bonds, Insurance	1	LS	\$450,000.00	\$450,000.00	\$500,000.00	\$500,000.00	\$400,000.00	\$400,000.00	\$500,000.00	\$500,000.00	\$800,000.00	\$800,000.00	\$560,000.00	\$560,000.00
2	Sanitary Sewer and Trench Safety	1	LS	\$18,000.00	\$18,000.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
3	Site Civil Work	1	LS	\$986,000.00	\$986,000.00	\$1,250,000.00	\$1,250,000.00	\$2,094,000.00	\$2,094,000.00	\$360,000.00	\$360,000.00	\$430,000.00	\$430,000.00	\$390,000.00	\$390,000.00
4	Yard Piping and Appurtenances	1	LS	\$550,000.00	\$550,000.00	\$1,025,000.00	\$1,025,000.00	\$900,000.00	\$900,000.00	\$1,280,000.00	\$1,280,000.00	\$850,000.00	\$850,000.00	\$480,000.00	\$480,000.00
5	Administration/MCC Building	1	LS	\$175,000.00	\$175,000.00	\$285,000.00	\$285,000.00	\$298,000.00	\$298,000.00	\$320,000.00	\$320,000.00	\$320,000.00	\$320,000.00	\$370,000.00	\$370,000.00
6	Headworks Structural Concrete Work	1	LS	\$145,000.00	\$145,000.00	\$230,000.00	\$230,000.00	\$220,000.00	\$220,000.00	\$470,000.00	\$470,000.00	\$540,000.00	\$540,000.00	\$730,000.00	\$730,000.00
7	Headworks Mechanical Equipment	1	LS	\$650,000.00	\$650,000.00	\$395,000.00	\$395,000.00	\$460,000.00	\$460,000.00	\$500,000.00	\$500,000.00	\$440,000.00	\$440,000.00	\$680,000.00	\$680,000.00
8	Aeration Basin and Digester Structural Concrete Work	1	LS	\$460,000.00	\$460,000.00	\$870,000.00	\$870,000.00	\$714,000.00	\$714,000.00	\$1,415,000.00	\$1,415,000.00	\$980,000.00	\$980,000.00	\$1,800,000.00	\$1,800,000.00
9	Aeration Basin and Digester Mechanical Equipment	1	LS	\$1,300,000.00	\$1,300,000.00	\$975,000.00	\$975,000.00	\$1,200,000.00	\$1,200,000.00	\$1,120,000.00	\$1,120,000.00	\$500,000.00	\$500,000.00	\$1,400,000.00	\$1,400,000.00
10	Clarifier Structural Concrete Work	1	LS	\$150,000.00	\$150,000.00	\$235,000.00	\$235,000.00	\$243,000.00	\$243,000.00	\$630,000.00	\$630,000.00	\$880,000.00	\$880,000.00	\$540,000.00	\$540,000.00
11	Clarifier Mechanical Equipment	1	LS	\$280,000.00	\$280,000.00	\$225,000.00	\$225,000.00	\$270,000.00	\$270,000.00	\$230,000.00	\$230,000.00	\$380,000.00	\$380,000.00	\$360,000.00	\$360,000.00
12	Sludge Dewatering Mechanical Equipment	1	LS	\$290,000.00	\$290,000.00	\$265,000.00	\$265,000.00	\$280,000.00	\$280,000.00	\$270,000.00	\$270,000.00	\$540,000.00	\$540,000.00	\$400,000.00	\$400,000.00
13	Disk Filter Structural Concrete Work	1	LS	\$80,000.00	\$80,000.00	\$235,000.00	\$235,000.00	\$209,000.00	\$209,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$680,000.00	\$680,000.00
14	Disk Filter Mechanical Equipment	1	LS	\$850,000.00	\$850,000.00	\$615,000.00	\$615,000.00	\$810,000.00	\$810,000.00	\$770,000.00	\$770,000.00	\$330,000.00	\$330,000.00	\$790,000.00	\$790,000.00
15	Chlorine Contact Basin Structural Concrete Work	1	LS	\$90,000.00	\$90,000.00	\$205,000.00	\$205,000.00	\$172,000.00	\$172,000.00	\$250,000.00	\$250,000.00	\$320,000.00	\$320,000.00	\$510,000.00	\$510,000.00
16	Chlorine Contact Basin and NPW Mechanical Equipment	1	LS	\$390,000.00	\$390,000.00	\$325,000.00	\$325,000.00	\$420,000.00	\$420,000.00	\$440,000.00	\$440,000.00	\$240,000.00	\$240,000.00	\$460,000.00	\$460,000.00
17	Site Electrical, Instrumentation, and Control	1	LS	\$1,568,000.00	\$1,568,000.00	\$1,135,000.00	\$1,135,000.00	\$1,220,000.00	\$1,220,000.00	\$1,120,000.00	\$1,120,000.00	\$2,140,000.00	\$2,140,000.00	\$1,300,000.00	\$1,300,000.00
18	Temporary Erosion, Sedimentation, and Water Pollution Prevention	1	LS	\$6,000.00	\$6,000.00	\$12,500.00	\$12,500.00	\$62,000.00	\$62,000.00	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00	\$15,000.00	\$15,000.00
19	Contingency Allowance	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Total Base Bid					\$8,458,000.00		\$8,804,000.00		\$9,997,000.00		\$10,030,000.00		\$10,080,000.00		\$11,515.00**
Total Calendar Days					480		480		480		480		480		480

** = Corrected Total. Original bid packet listed \$11,495,000.

Lavon North WWTP Location





CITY OF LAVON

Agenda Brief

MEETING: December 19, 2023

ITEM: 7 - B

Item:

Discussion and action regarding acceptance of the public infrastructure related to the expansion and remodel construction project at Phyliss NeSmith Elementary School on Lot 1, Block A, of the Community ISD Elementary Addition.

Background:

Community ISD recently completed an expansion and remodel construction project at NeSmith Elementary School located at 801 Presidents Blvd. The project involved modification of public infrastructure.

The Code of Ordinances provides a process by which the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

Staff Notes:

Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments:

- 1) City Engineer Letter
- 2) Location exhibit
- 3) Final Plat

December 15, 2023

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166

Re: NeSmith School Addition & Renovation
Final Acceptance

Dear Ms. Dobbs:

On Wednesday, November 29, 2023, a final walkthrough of the public improvements associated with the project was conducted by the City inspector.

All public improvements have been satisfactorily completed.

Maintenance bonds are to be provided.

Record Drawings are to be provided.

We recommend acceptance of NeSmith School Addition & Renovation (Public Improvements), subject to receipt of items above.

The 2-year Maintenance Warranty will commence upon City Council acceptance of the Development.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

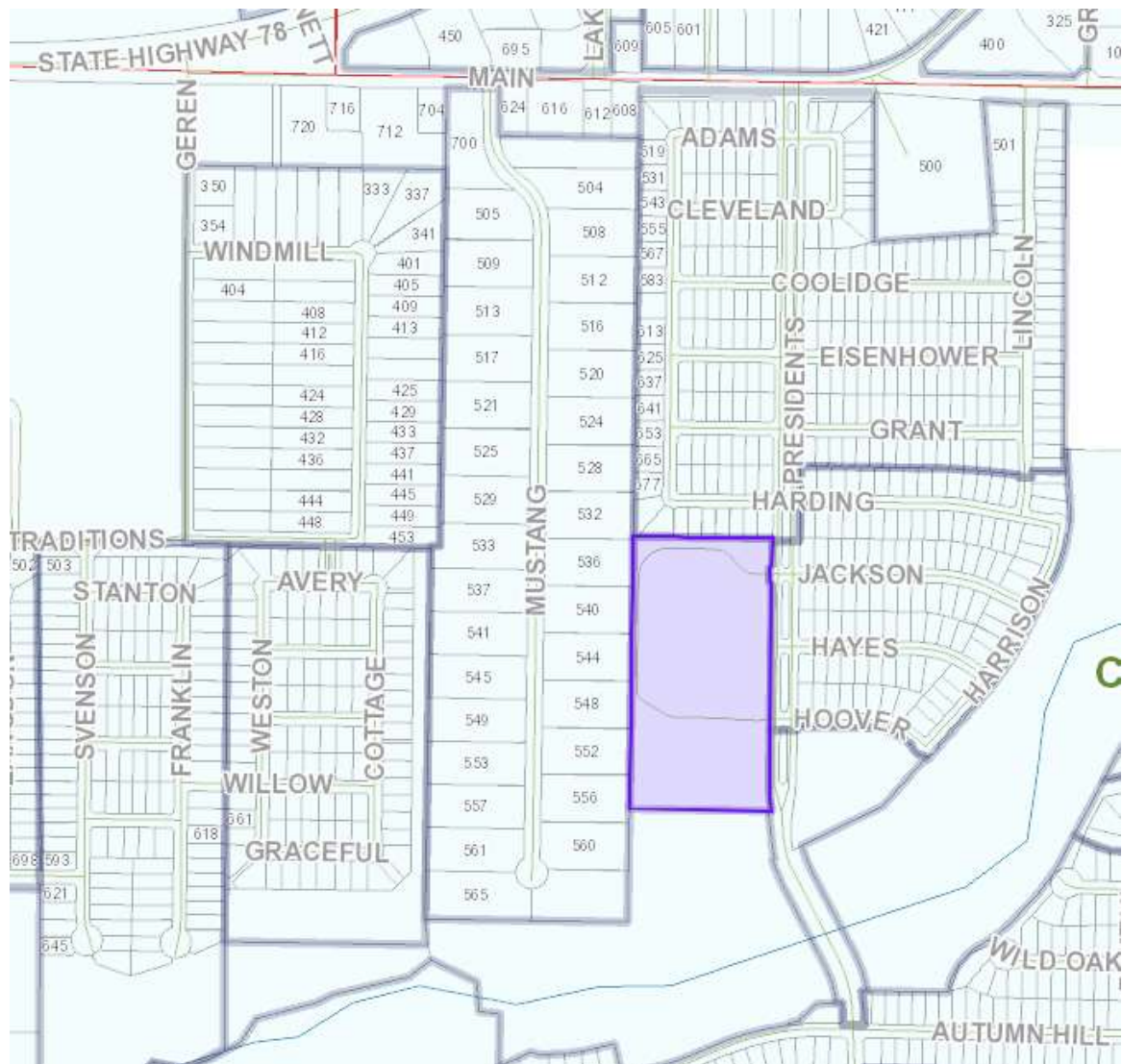
Sincerely,
FREEMAN-MILLICAN, INC.



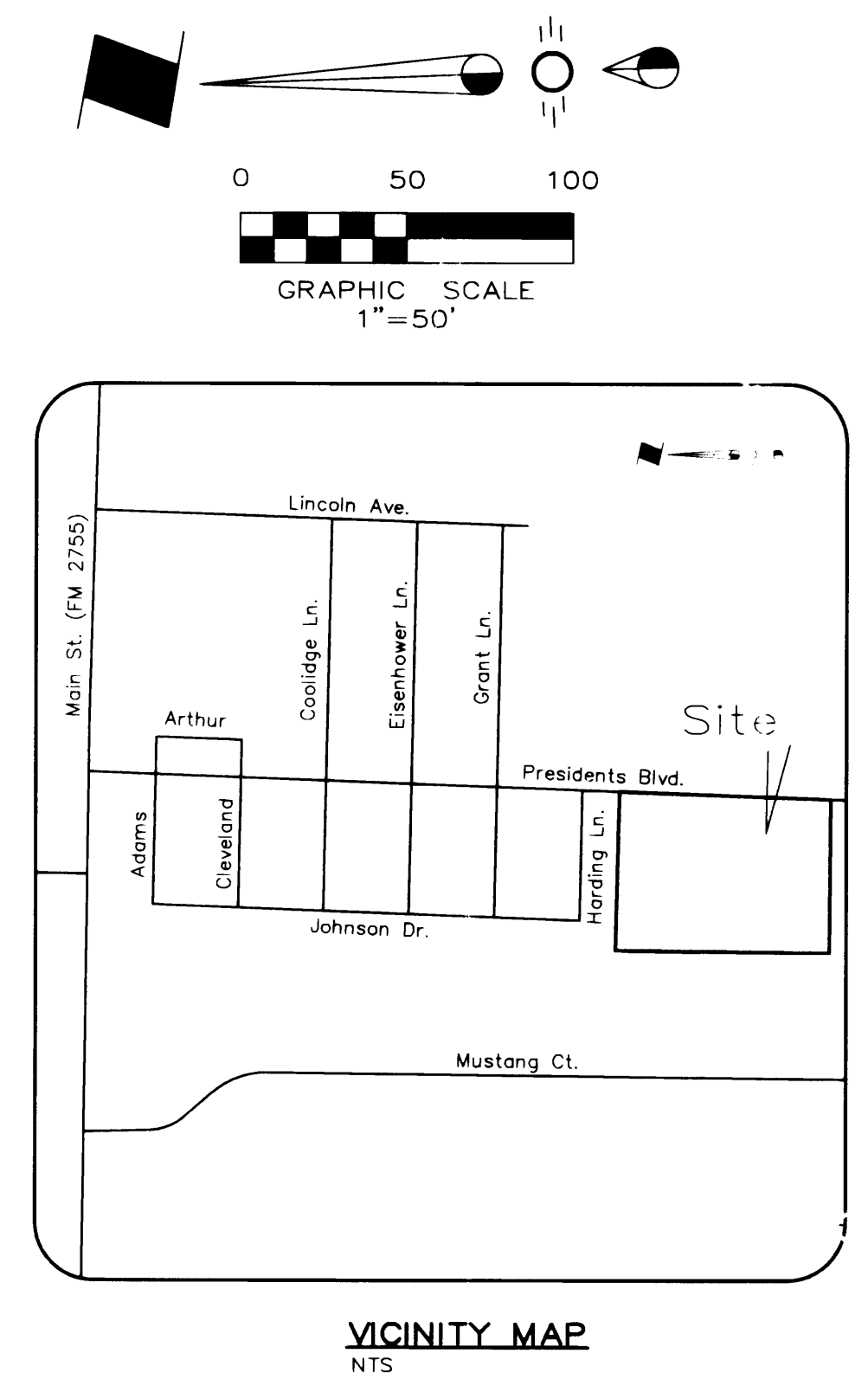
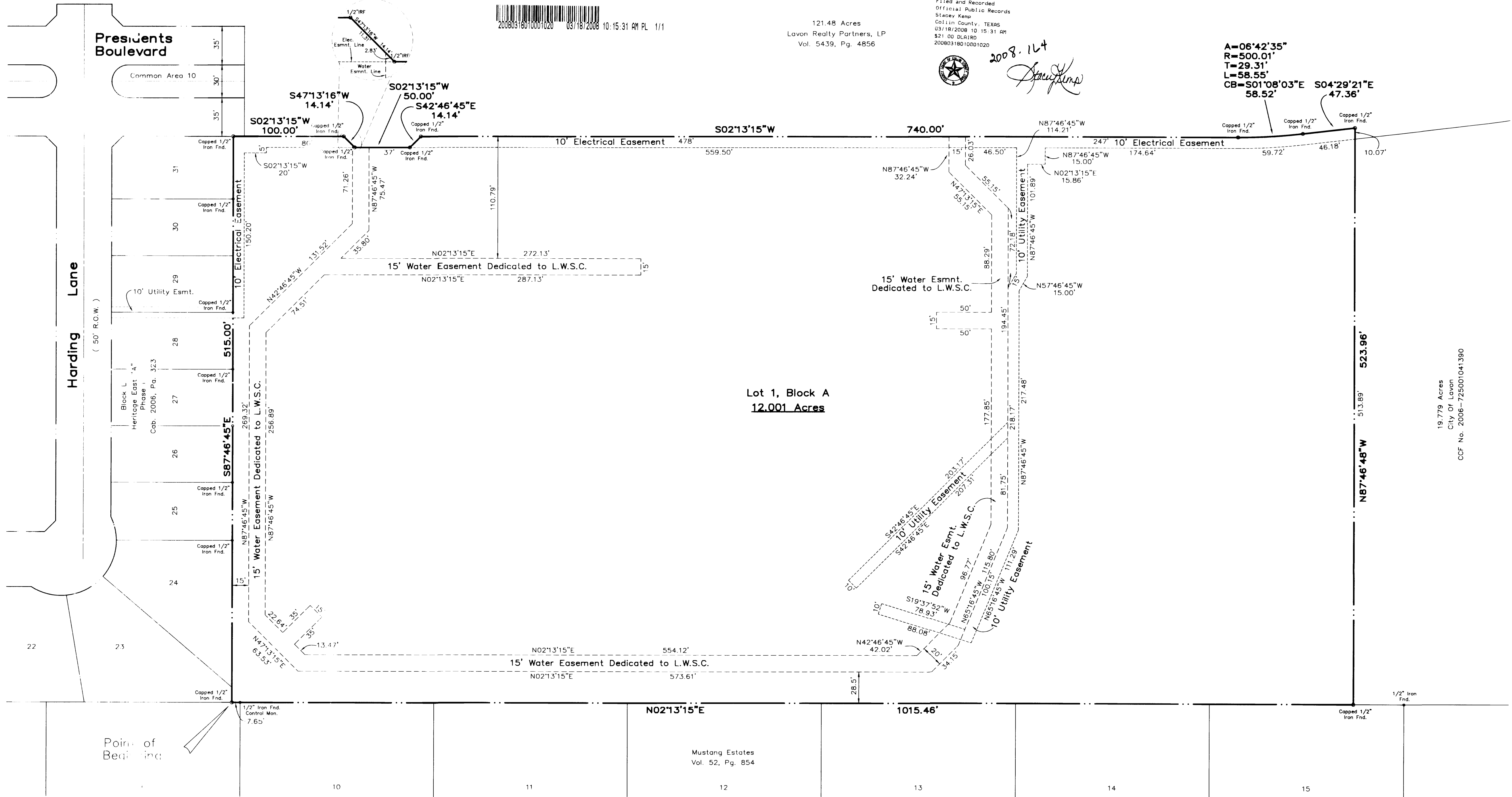
Mark D. Hill, P.E.
Consulting City Engineer

Cc: David Carter, Matt Policano

F:\17024 - LAV General Servies\9 - Review\NeSmith School Addition\2023 Addition\NeSmith Addition - Final Acceptance.docx



9554



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Community Independent School District is the owner of a tract of land situated in the Drury Anglin Survey, Abstract No. 2, City of Lavin, Collin County, Texas, and being all of a 12.000 acre tract recorded in County Clerk's File No. 2006-0725001, and, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron found for corner at the northwest corner of said 12.000 acre tract, said point also being the southwest corner of Heritage East "A", Phase I, an addition to the City of Lavin as recorded in Cabinet 2006, Page 323, Plat Records of Collin County, Texas, said point also being in the east line of Mustang Estates, an addition to the City of Lavin as recorded in Volume 52, Page 854, Plat Records of Collin County, Texas;

THENCE S87°46'45"E, with the south line of Heritage East "A", Phase I, a distance of 515.00 feet to a 1/2" capped iron found for corner;

THENCE S02°13'15"W, a distance of 100.00 feet to a 1/2" capped iron found for corner;

THENCE S47°13'16"W, a distance of 14.14 feet to a 1/2" capped iron found for corner;

THENCE S02°13'15"W, a distance of 50.00 feet to a 1/2" capped iron found for corner;

THENCE S42°46'45"E, a distance of 14.14 feet to a 1/2" capped iron found for corner;

THENCE S02°13'15"W, a distance of 740.00 feet to a 1/2" capped iron found for corner and the beginning of a curve to the left having a central angle of 06°42'35", a radius of 500.01 feet, a tangent length of 29.31 feet, and a chord bearing S01°08'03"E, 58.52 feet;

THENCE in a southerly direction along said curve to the left, an arc distance of 58.55 feet to a 1/2" capped iron found for corner and the end of said curve;

THENCE S04°29'21"E, a distance of 47.36 feet to a 1/2" capped iron found for corner;

THENCE N87°46'48"W, passing at 10.07 feet the northwest corner of a 19.779 acre tract as conveyed in the City of Lavin and recorded in County Clerk's File No. 2006-725001041380, and continuing in all a total distance of 523.96 feet to a 1/2" capped iron found for corner in the aforementioned east line of Mustang Estates;

THENCE N02°13'15"E, with the east line of Mustang Estates, a distance of 1015.46 feet to the POINT OF BEGINNING AND CONTAINING 12.001 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Community Independent School District, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Community ISD Elementary Addition, an addition to the City of Lavin, Texas, and does hereby dedicate to the Lavin Water Supply Corporation (the Corporation) the easements shown on the plat for the purposes as indicated to the Corporation's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat.

Witness my hand at Nevada, Texas, this the 4th day of March, 2008.

[Signature]
Community Independent School District

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and under oath stated the statements in the foregoing instrument are true.

GIVEN under my hand and seal of office this the 4th day of March, 2008.

[Signature]
Notary Public in and for the State of Texas

Lee Ann Powell
Notary Public, State of Texas
My Commission Expires
March 14, 2009

RECOMMENDED FOR APPROVAL

"Recommended for Approval"

[Signature] 6 March 2008
City Administrator
City of Lavin, Texas

"Approved for Construction"

[Signature] March 4, 2008
Mayor, City of Lavin, Texas
City of Lavin, Texas

"Accepted"

[Signature] March 4, 2008
Mayor, City of Lavin, Texas
City of Lavin, Texas

BEFORE ME, the undersigned, the City Secretary of the City of Lavin, Texas, hereby certifies that the foregoing final plat of Community ISD Elementary Addition to the City of Lavin was submitted to the City Council on the 4th day of March, 2008, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, and sewer lines as shown and set forth in and upon said plat, and said Council further authorized the mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESS my hand this the 6th day of March, 2008.

[Signature]
City Secretary
City of Lavin, Texas

SURVEYOR'S CERTIFICATE

I, David J. Surdukan, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision, and upon completion of construction, 1/2" iron rods capped "RPLS 4613" will be set at subdivision boundary corners and points of curve along dedicated rights of way. X cuts will be set at centerline intersections. The monuments or marks set or found are sufficient to enable retracement.

[Signature]
David J. Surdukan
R.P.L.S. No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

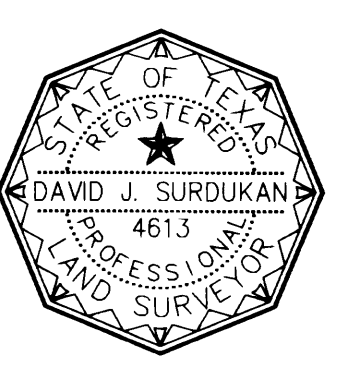
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and under oath stated the statements in the foregoing instrument are true.

GIVEN under my hand and seal of office, this the 4th day of March, 2008.

[Signature]
Notary Public in and for the State of Texas

BASIS OF BEARINGS:

The bearings shown are based on State Plane NAD 83 coordinates as established using RTK Method based off of Western Data RTK Network



S9554
FINAL PLAT
**COMMUNITY ISD
ELEMENTARY ADDITION**
LOT 1, BLOCK A
Sited in The
DRURY ANGLIN SURVEY ~ ABST. 2
LAVON, COLLIN COUNTY, TEXAS

Owner
Community Independent School District
615 FM 1138 North
Nevada, Texas 75189
Telephone 972 843-2535

Engineer
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
1971 University Business Drive, Suite 102
McKinney, Texas 75071
Telephone 972 542-1446
March 4, 2008

FROM: 6002-003-1350-1
FROM: _____
FROM: _____
FROM: _____
YEAR 2009



CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 7 – C

Item:

Discussion and action regarding Resolution No. **2023-12-05** approving and authorizing the execution of Change Order No. 5 to the construction contract with North Texas Contracting, Inc. for the City of Lavon Bently Farms, Phase 1 Paving and Storm Drain (CIP-24) Construction Project to close out and make the final cost adjustment for actual quantities installed in an amount not to exceed \$12,445.00; and providing an effective date.

Background:

On December 6, 2022, the City Council awarded a contract to North Texas Contracting, Inc. for the City of Lavon Bently Farms, Phase 1 Paving and Storm Drain (CIP-24) Construction Project in the amount of \$1,645,022.00.

Change Order No. 5 is recommended by the City Engineer to close out the project and make the final adjustment for actual quantities that were installed.

Financial Implications:

The net impact of Change Order No. 5 is \$12,445.00 and funding is provided in the CIP budget.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: 1) Proposed Resolution and Change Order
2) Project Exhibit

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-05

Change Order No. 5 – Bently Farms Ph 1 Paving and Storm Drain (CIP-24)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 5 TO THE CONSTRUCTION CONTRACT WITH NORTH TEXAS CONTRACTING, INC. FOR THE CITY OF LAVON BENTLY FARMS, PHASE 1 PAVING AND STORM DRAIN (CIP-24) CONSTRUCTION PROJECT TO CLOSE OUT AND MAKE THE FINAL COST ADJUSTMENT FOR ACTUAL QUANTITIES INSTALLED IN AN AMOUNT NOT TO EXCEED \$12,445.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council contracted with North Texas Contracting, Inc. for the City of Lavon Bently Farms, Phase 1 Paving and Storm Drain (CIP-24) Construction Project on December 6, 2022; and

WHEREAS, the City Council has considered and determined that a change order to the 2022 contract, as amended, is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 5 to the construction contract with North Texas Contracting, Inc. to close out and make the final cost adjustment for actual quantities installed in an amount not to exceed \$12,445.00, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-05

EXHIBIT A
CHANGE ORDER NO. 5

CHANGE ORDER No. 5

ENGINEER'S Project No.: **21028**

PROJECT: **Bently Farms, Phase 1 [CIP-24]**

CONTRACTOR: **NORTH TEXAS CONTRACTING, INC.**

ORIGINAL CONTRACT Amount: **\$ 1,645,022.00** CONTRACT Date: December 6, 2022

TO: **NORTH TEXAS CONTRACTING, INC.**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

1. Project Close Out and final cost adjustment for actual quantities installed.

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price:	\$ <u>1,645,022.00</u>
Change Order No. 1:	\$ <u>85,548.00</u>
Change Order No. 2:	\$ <u>45,403.00</u>
Change Order No. 3:	\$ <u>198,599.00</u>
Change Order No. 4:	\$ <u>(107,523.00)</u>
Change Order No. 5:	\$ <u>12,445.00</u>
New Contract Price:	\$ <u>1,879,494.00</u>
Percent Change:	<u>14.25 %</u>
Original Calendar Days:	<u>160</u>
Net Increase by Change Order 1:	<u>7</u>
Net Increase by Change Order 2:	<u>7</u>
Net Increase by Change Order 3:	<u>12</u>

Net Increase by Change Order 4:	<u>0</u>
Net Increase by Change Order 5:	<u>0</u>
Total New Calendar Days:	<u>186</u>

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By: 
J. Erin Magee, P.E.

Dated: 12/06/2023

North Texas Contracting, Inc.
Contractor

By: 

Dated: 12/5/23



CITY OF LAVON

Agenda Brief

MEETING: December 19, 2023

ITEM: 7 - D

Item:

Discussion and action regarding acceptance of the Bently Farms Phase 1 Paving and Storm Drain (CIP-24) construction project improvements.

Background:

The City of Lavon recently completed the Bently Farms Phase 1 Paving and Storm Drain (CIP-24) construction project. The Code of Ordinances provides a process by which the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

Staff Notes:

Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments:

- 1) City Engineer Letter
- 2) Location exhibit

December 15, 2023

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166

Re: Bently Farms Paving & Drainage, Phase 1 [CIP-24]
Final Acceptance

Dear Ms. Dobbs:

On Wednesday, October 4, 2023, a final walkthrough of the Project was conducted with representatives of the Contractor, City Inspector and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance.

All punch list items have been satisfactorily addressed.

The Performance Bond provided at the beginning of the project includes the 2-year Maintenance Warranty Period.

Surety Release and Affidavit of Bills Paid has been received (copy attached).

Record Drawings have been prepared.

We recommend acceptance of Bently Farms Paving & Drainage, Phase 1.

The 2-year Maintenance Warranty period will commence upon City Council acceptance of the Project.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

Cc: David Carter, Matt Policano

F:\21028 - LAVON Bently Farms Paving and Drainage\6 - Construction\Phase 1\Bently Farms Paving Ph 1 - Final Acceptance.docx

**CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT**

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER ☐

DEC 05 2023

Conforms with the American Institute of
Architects, AIA Document G707

Bond No SU1190569

PROJECT:

(name, address) Bently Farms Phase 1
Lavon, TX

TO (Owner)

CITY OF LAVON
120 School Road
Lavon TX 75166

ARCHITECT'S PROJECT NO:
CONTRACT FOR:
Bently Farms Phase 1 (CIP-24), Lavon, TX
CONTRACT DATE: 12/6/2022

CONTRACTOR: NORTH TEXAS CONTRACTING, INC.

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety Company)

ARCH INSURANCE COMPANY
Harborside 3, 210 Hudson Street, Suite 300
Jersey City NJ 07311-1107

, SURETY COMPANY

on bond of (here insert name and address of Contractor)

NORTH TEXAS CONTRACTING, INC.
4999 Keller Haslet Rd.
Keller TX 76248

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve
the Surety Company of any of its obligations to (here insert name and address of Owner)

CITY OF LAVON
120 School Road
Lavon TX 75166

, OWNER,

as set forth in the said Surety Company's bond.

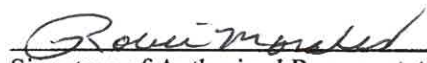
IN WITNESS, WHEREOF,

the Surety Company has hereunto set its hand this

4th day of December, 2023

ARCH INSURANCE COMPANY

Surety Company


Signature of Authorized Representative

Robbi Morales
Title

Attorney-in-Fact

Attest:
(Seal): 

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS,
Current Edition

ONE PAGE

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Don E. Cornell, Joshua Saunders, Kelly A. Westbrook, Mikaela Peppers, Ricardo J. Reyna, Robbi Morales, Sophinie Hunter, Tina McEwan and Tonie Petranek of Dallas, TX (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

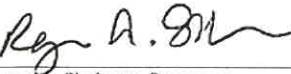
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 23rd day of March, 2023.

Attested and Certified


Regan A. Shulman, Secretary

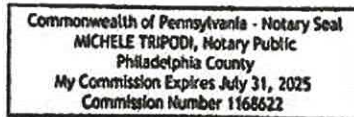


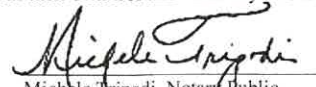
Arch Insurance Company


Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

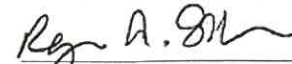



Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated March 23, 2023** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 4th day of December, 2023.


Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



**To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.**

BILLS PAID AFFIDAVIT FOR CONTRACTOR


State of Texas §
County of Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared (Cameron Collier), known to me to be a credible person and officer of (North Texas Contracting, Inc.) and who, being duly sworn, upon his oath declares and acknowledges as follows:

1. I am a duly authorized agent of (North Texas Contracting, Inc.), which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to Capital Improvements Plan No. CIP-24 between (City of Lavon Texas) and (North Texas Contracting, Inc.) for (Bently Farms Phase One), (North Texas Contracting, Inc.) has supplied materials and performed labor in connection with the construction of improvements on real property owned by and in the City of Lavon ("the improvements").
3. (North Texas Contracting, Inc.) has actual knowledge that all bills owed by (City of Lavon Texas) to (North Texas Contracting, Inc.) for materials supplied or labor performed in connection with the improvements have been fully paid and satisfied.
4. (North Texas Contracting, Inc.) has actual knowledge that all bills owed by (North Texas Contracting, Inc.) to others for materials supplied or labor performed in connection with the improvements have been fully paid and satisfied.
5. (North Texas Contracting, Inc.) has actual knowledge that there are no claims or liens for materials supplied or labor performed in connection with the Capital Improvements Plan Contract.
6. (North Texas Contracting, Inc.) further warrants that should any claim or lien be filed for material supplied or labor performed in connection with the CIP-24 Contract, (North Texas Contracting, Inc.) will immediately furnish a bond pursuant to Texas Property Code Sections 53.236 through 53.238 for release of each the claim or lien, obtain settlement of any claim or lien, and furnish the City of Lavon written full release. (North Texas Contracting, Inc.) agrees to fully indemnify and hold harmless the City of Lavon from any and all costs that may occur by reason of such claims or liens.

EXECUTED this 15th day of December, 2023.

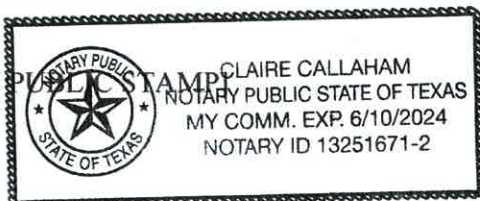
(North Texas Contracting, Inc.)

By 
NAME: Cameron Collier
TITLE: Project Manager

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on December 15, 2023 by Cameron Collier, Project Manager of North Texas Contracting a TEXAS corporation, on behalf of said corporation.

[NOTARY PUBLIC STAMP]




NOTARY PUBLIC



CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 7 - E

Item:

Discussion and action regarding Resolution No. **2023-12-06** approving and authorizing the execution of Change Order No. 03 to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in an amount not to exceed \$47,823.60 for installation of additional flex base for Public Works and the Police Department; and providing an effective date.

Background:

On February 21, 2023, the City Council selected and authorized negotiation and award of a contract with Mart, Inc. for the Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project. The contract was approved for \$1,494,000.00 and 238 calendar days. On June 6, 2023, the City Council authorized the procurement of a modular building to be placed behind the Police Department to provide interim office space until such a time that a new Police Department facility is designed and constructed.

In the original plans, the architect designed the area now proposed for flex base to be installed as concrete. The expanse of concrete paving was reduced to bring the cost of the project down and because concrete was not needed for the entirety of the area. A replacement plan for an alternative drive and parking surface was not returned to the plan set. Additionally, an improved surface is needed to access the new parking lot.

Leaving the subject area as dirt is not viable. The proposed flex base is necessary to reduce tracking onto the new concrete areas and road and more importantly, to ensure that vehicles and heavy equipment do not become mired in the mud.

Project completion is targeted for January 2024.

Financial Implications:

The cost of the flex base is \$47,823.60. Funding is available in funds designated for capital improvements.

Staff Notes:

The proposed change order has been reviewed by the City's architect and construction management team. Approval is recommended.

Attachments:

- 1) Proposed Resolution and Change Order
- 2) Rough sketch of proposed flex base surface area

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-06

Change Order No. 3 – Mart, Inc. (CIP-9) Flex Base

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH MART, INC. FOR THE CITY OF LAVON FIRE DEPARTMENT AND PUBLIC WORKS FACILITIES EXPANSION (CIP-9) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$47,823.60 FOR INSTALLATION OF ADDITIONAL FLEX BASE FOR PUBLIC WORKS AND THE POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council contracted with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in March 2023; and

WHEREAS, the City Council has considered and determined that the change orders to the 2023 contract are in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of a change order to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project for a Change Order in an amount not to exceed \$47,823.60 for installation of additional flex base for Public Works and the Police Department, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-06

EXHIBIT A
CHANGE ORDER NO. 3

AIA[®] Document G701[™] – 2001

Change Order

PROJECT <i>(Name and address):</i> City of Lavon Fire Station 120 School House Rd Lavon, TX 75166	CHANGE ORDER NUMBER: 03 DATE: 12/05/2023	OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i> Mart, Inc. 1503 Perry St Irving, TX 75060	ARCHITECT'S PROJECT NUMBER: 20230313 CONTRACT DATE: 03/30/2023 CONTRACT FOR: Construction/Renovation	

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
This change request is for the additional flexbase requested by the owner

The original Contract Sum was	\$ 1,494,000.00
The net change by previously authorized Change Orders	\$ 145,573.85
The Contract Sum prior to this Change Order was	\$ 1,639,573.85
The Contract Sum will be increased by this Change Order in the amount of	\$ 47,823.60
The new Contract Sum including this Change Order will be	\$ 1,687,397.45
The Contract Time will be increased by Zero (4) days.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

EIKON	Mart, Inc.	
ARCHITECT <i>(Firm name)</i> 6509 Windcrest Dr, Ste. 600, Plano, TX 75024	CONTRACTOR <i>(Firm name)</i> 1503 Perry St Irving, TX 75060	OWNER <i>(Firm name)</i>
ADDRESS 	ADDRESS 	ADDRESS
BY <i>(Signature)</i> Maurice Thames, AIA	BY <i>(Signature)</i> Chad Martin - Project Manger	BY <i>(Signature)</i>
(Typed name) 12/07/2023	(Typed name) 12/05/2023	(Typed name)
DATE	DATE	DATE

CITY OF LAVON FIRE & PUBLIC WORKS

Mart Inc.

PROPOSED CHANGE ORDER REQUEST SUMMARY

TO: EIKON CONSULTING GROUP
 ATTN: MAURICE THAMES
 6513 WINDCREST DR #150
 PLANO, TX 75024

PCO NO.: 17

DATE: 10/10/2023

PROJECT: CITY OF LAVON FIRE & PUBLIC WORKS

PROJECT NO.: 20230313

Page 1 of 2

This request for a change order is to excavate areas needing base rock, roll subgrade, and furnish and install 6 inches of crushed concrete flex base over areas identified onsite.

ATTENTION: MAURICE THAMES

CONTRACTOR: MART, INC

A GENERAL CONTRACTOR TOTAL COST

\$ 1,000.96

B GENERAL CONTRACTOR
OVERHEAD AND PROFIT

10%

\$ 100.10

SUBTOTAL

\$1,101.06

C SUBCONTRACTOR TOTAL COSTS

\$ 41,208.75

10%

D OVERHEAD AND PROFIT ON
SUBCONTRACTOR COST

\$ 4,120.88

(GC only)

SUBTOTAL

\$ 45,329.63

E BOND 1.50%

\$ 696.46

F INSURANCE 1.50%

\$ 696.46

G PAYROLL TAXES

SUBTOTAL

\$ 1,392.92

TOTAL REQUEST FOR PROPOSAL COST

\$ 47,823.60

TIME EXTENSION IN DAYS (FOR THIS CHANGE)

4

Mart Inc.

Contractor



Signature Chad Martin - Project Manager

10/10/2023

Date

Architect

Date

Signature

Owner Rep

Date

Signature

REQUEST FOR PROPOSAL COST DETAIL

RFP NO.:	17
PROJECT:	CITY OF LAVON FIRE & PUBLIC WORKS
Mart Job No.	20230313

ITEM	DESCRIPTION	UNIT	QUANTITY	MATERIAL UNIT COST	LABOR UNIT COST	MATERIAL COST	LABOR COST	TOTAL COST
	SUBCONTRACTOR COSTS							
	excavate areas needing base rock, roll subgrade, and furnish and install 6 inches of crushed concrete flex base	1	1	\$ 24,562.00	\$ 16,646.75	\$ 24,562.00	\$ 16,646.75	\$ 41,208.75
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
		SUBCONTRACTOR TOTAL						\$ 41,208.75
	GENERAL CONTRACTOR COSTS							
								\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
	Project Mangement Time	hr	8	\$ -	\$ 72.54	\$ -	\$ 580.32	\$ 580.32
	Project Foreman Time	hr	8		\$ 52.58	\$ -	\$ 420.64	\$ 420.64
		GENERAL CONTRACTOR TOTAL						\$ 1,000.96
TOTAL COST								\$ 42,209.71



Subcontractor's Request For Change Order Summary

Project: Lavon Fire and Public Works Improvements
 Job #:
 Change Request #: 3
 Ratliff Change Request #: 3

Subcontractor's Name: L & K Construction
 Subcontract Agreement #:
 Trade: Excavation
 Date: 10/9/2023

Scope of Work Description:

This request for a change order is to excavate areas needing base rock, roll subgrade, and furnish and install 6 inches of crushed concrete flex base over areas identified onsite.

ALTERNATE TO PROVIDE NEEDLE PUNCHED HEAT FUSED FILTER FABRIC UNDER NEW FLEX BASE IF REQUIRED\$4,500.00.

Scope of Work Description	Materials					Labor			Equipment				Total Cost
	Item Description	UOM	Qty	Cost Per Unit	Total	MHRS	Rate	Total	Eq. Type	# Hrs.	Rate	Total	
Excavate and Grade Subgrade With Doze	Komatsu Dozer	hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	Komatsu Dozer	18.00	\$175.00	\$3,150.00	\$3,150.00
Relocate Fill Onsite	Kubota Track Loader	hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	Kubota Loader	24.00	\$125.00	\$3,000.00	\$3,000.00
Compact Subgrade, Ready for Base	Roller	hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	Vovlo Roller	4.00	\$125.00	\$500.00	\$500.00
Import Crushed Concrete Base	Type D Flex Base	tons	750.0	\$32.75	\$24,562.50	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$24,562.50
Spread and Compact Flex Base	Spread Material	hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	Komatsu Dozer	30.00	\$175.00	\$5,250.00	\$5,250.00
Compact Flex Base	Roller	hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	Vovlo Roller	8.00	\$125.00	\$1,000.00	\$1,000.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
		hr	-	\$0.00	\$0.00	-	\$ -	\$0.00	-	-	\$0.00	\$0.00	\$0.00
Subtotals					\$24,562.50		0.0	\$0.00		38.0		\$6,250.00	\$37,462.50
PROFIT AND OVERHEAD MARKUP												10.00%	\$3,746.25
TOTAL CHANGE ORDER-THIS REQUEST													\$41,208.75

Submitted by:  Kevin Nelson
 Phone Number: 214-533-9167
 Email Address: knelson@l-kconstruction.com

From: [Bob Myers](#)
To: [Kim Dobbs](#)
Cc: [Ryan Rosborough](#)
Subject: Change Order 003 Flex Base Addition
Date: Thursday, December 7, 2023 9:15:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Change Order 003 - FLEX BASE ADDITION CO-017 - Eikon Signed.pdf](#)

Kim,

Please find attached Change Order 003 ready for City signature. We have reviewed the change order for the additional flex base material with Eikon and take no exceptions.

We recommend that the City increase the current contract amount by \$47,823.60. The new contract amount will be \$1,687,397.45.

Please let us know if you have questions.

Thank you,



Bob Myers, AIA, CCM

Senior Project Manager

5606 SMU Blvd #600752, Dallas, TX 75360

m: [\(713\) 614-8486](tel:(713)614-8486) | t: [\(713\) 316-4506](tel:(713)316-4506)

bmyers@agcm.com | agcm.com

A PROFESSIONAL PROJECT MANAGEMENT FIRM





CITY OF LAVON Agenda Brief

MEETING: December 19, 2023

ITEM: 7 – F

Item:

Discussion and action regarding Resolution No. **2023-12-07** approving and authorizing the execution of Change Orders No. 1 and No. 2 to the construction contract with Infra Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project for the installation of two additional construction exits at Harrison Ln and Rosewood (CR 483) in an amount not to exceed \$7,290.00 and an additional culvert under the new trail in an amount not to exceed \$13,740.00; and providing an effective date.

Background:

On September 6, 2022, the City Council awarded a contract to Infra Construction L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in the amount of \$436,853.00.

Change Order No. 1 is proposed for facilitation of a safer and cleaner construction area, additional construction entrances were installed on Harrison Lane and Rosewood.

Based upon field observation, the section of the trail adjacent to Rosewood holds water that flows from Bear Creek and Rosewood. Change Order No. 2 is proposed for the installation of a culvert under the trail to help minimize flooding of the trail itself during normal rainfall events. The culvert would be HDPE with concrete SET headwalls.

Estimated completion of the construction project is targeted for February 2024.

Financial Implications:

The combined net impact of Change Orders No. 1 and No. 2 is \$21,030.00 and funding is provided in the CIP budget.

Staff Notes:

The city engineer has reviewed the change orders and approval is recommended.

Attachments: 1) Proposed Resolution and Change Orders



CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-07

Change Order No. 1 and No. 2 – Infra Construction. (CIP-15) Bear Creek Trail Crossing

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF A CHANGE ORDERS NO. 1 AND NO. 2 TO THE CONSTRUCTION CONTRACT WITH INFRA CONSTRUCTION, L.L.C. FOR THE CITY OF LAVON BEAR CREEK TRAIL CREEK CROSSING CONNECTION (CIP-15) CONSTRUCTION PROJECT FOR THE INSTALLATION OF TWO ADDITIONAL CONSTRUCTION EXITS AT HARRISON LN AND ROSEWOOD (CR 483) IN AN AMOUNT NOT TO EXCEED \$7,290.00 AND AN ADDITIONAL CULVERT UNDER THE NEW TRAIL IN AN AMOUNT NOT TO EXCEED \$13,740.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council contracted with Infa Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in the amount of \$436,853.00 in September 2022; and

WHEREAS, the City Council has considered and determined that the change orders to the 2022 contract are in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of Change Orders No. 1 and No. 2 to the construction contract with Infra Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project for the installation of two additional construction exits at Harrison Ln and Rosewood (CR 483) in an amount not to exceed \$7,290.00 and an additional culvert under the new trail in an amount not to exceed \$13,740.00, attached hereto and incorporated herein respectively as Exhibit “A” and Exhibit “B”.

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of December 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-07

EXHIBIT A
CHANGE ORDER NO. 1

CHANGE ORDER No. 1

ENGINEER'S Project No.: **21038**

PROJECT: **Bear Creek Trail Creek Crossing**

CONTRACTOR: **Infra Construction, LLC**

ORIGINAL CONTRACT Amount: **\$ 436,853.00** CONTRACT Date: September 6, 2022

TO: **Infra Construction, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

Add two construction exits at Harrison Lane and CR 483. The contractor as added no overhead or profit to the cost (see attached).

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price: \$ 436,853.00

Change Order No. 1: \$ 7,290.00

New Contract Price: \$ 444,143.00

Percent Change: 1.7 %

Original Calendar Days: 190

Revised Calendar Days: 190

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.

Engineer

By: Mark D. Hill, P.E.
Mark D. Hill, P.E.

Dated: 06 APR 23

Infra Construction, LLC

Contractor

By: Rohit Singla
Rohit Singla

Dated: 04.06.2023

Proposed Change Order #1

Project: Bear Creek Trail Creek Crossing
Owner City of Lavon
Attention: Mark Hill
Contractor: Infra Construction, LLC

Description: Construction Entrance

		Qty		Unit Price	Amount
1	Install/Remove - Construction Exits - Harrison Lane & CR483	2	LS	\$ 3,645.00	\$ 7,290.00

TOTAL PROPOSED CHANGE ORDER **\$ 7,290.00**

CITY OF LAVON, TEXAS
RESOLUTION NO. 2023-12-07

EXHIBIT B
CHANGE ORDER NO. 2

CHANGE ORDER No. 2

ENGINEER'S Project No.: **21038**

PROJECT: **Bear Creek Trail Creek Crossing**

CONTRACTOR: **Infra Construction, LLC**

ORIGINAL CONTRACT Amount: **\$ 436,853.00** CONTRACT Date: September 6, 2022

TO: **Infra Construction, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

Raise trail and add a culvert to reduce flooding across trail in the area near Rosewood. This area has been observed to poorly drain during rainfall events and this change will help the drainage and keep the trail itself from being covered with dirt from the rainfall event.

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price:	\$ <u>436,853.00</u>
Change Order No. 1:	\$ <u>7,290.00</u>
Change Order No. 2:	\$ <u>13,740.00</u>
New Contract Price:	\$ <u>457,883.00</u>
Percent Change:	<u>4.8 %</u>
Original Calendar Days:	<u>190</u>
Revised Calendar Days:	<u>190</u>

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.

Engineer

By: Mark D. Hill
Mark D. Hill, P.E.

Dated: 15 DEC 23

Infra Construction, LLC

Contractor

By: Rohit Singla

Dated: 12.15.2023

Proposed Change Order #3

Project: Bear Creek Trail Creek Crossing
Owner City of Lavon
Attention: Mark Hill
Contractor: Infra Construction, LLC

Description: Earthwork changes and Culvert Installation

		Qty		Unit Price	Amount
1	Additional Earthwork and Pipe Culvert Installation	1	LS	\$ 13,740.00	\$ 13,740.00

TOTAL PROPOSED CHANGE ORDER **\$ 13,740.00**



CITY OF LAVON

Agenda Brief

MEETING: December 19, 2023

ITEM: 7 - G

Item:

Discussion and action regarding Ordinance No. **2023-12-05** to amend the fee schedule adopted by Ordinance No. **2023-08-10** for the Fiscal Year October 1, 2023 through September 30, 2024, as amended, to remove the registration fee for mobile food unit certified food handler/manager and to add a permit fee for an underground fire main.

Background:

Two housekeeping changes are proposed relating to the City's adopted Fee Schedule.

First, the City's contract Health Inspector informed the permit department that the City could not charge a registration fee for the mobile food unit (food truck) certified food handler/manager. The proposed ordinance removes the fee from the Fee Schedule.

Second, the City's Fire Marshal requested that the City add a permit fee for an underground fire main. The proposed fee is intended to offset costs associated with provision of the associated services.

Staff Notes:

Approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2023-12-05

2nd Amendment to Fee Schedule – Fiscal Year 2023-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING THE FEE SCHEDULE ADOPTED BY ORDINANCE NO. 2023-08-10, FOR THE FISCAL YEAR OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024, AS AMENDED, TO REMOVE THE REGISTRATION FEE FOR MOBILE FOOD UNIT CERTIFIED FOOD HANDLER/MANAGER AND TO ADD A PERMIT FEE FOR AN UNDERGROUND FIRE MAIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon is a Home Rule municipality organized under the Constitution and laws of the State of Texas and the City Council has authority to establish fees relating to City applications, permits and services; and

WHEREAS, the City Council finds it is in the best interest of the residents of the City to make changes to the fee schedule to directly reflect the cost of certain services.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. That the Fee Schedule for fiscal year October 1, 2023 through September 30, 2024 be amended, as shown in “Exhibit A” attached hereto.

SECTION 2. That this ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 19th day of December, 2023.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

ORDINANCE NO. 2023-12-05

EXHIBIT A

FEE SCHEDULE

CURRENT:

HEALTH SERVICES	
Mobile Food Unit Certified Food Handler/Manager Registration	\$10.00

PROPOSED:

HEALTH SERVICES	
Mobile Food Unit Certified Food Handler/Manager Registration	\$10.00
FIRE INSPECTION AND PERMITS	
Underground Fire Main Permit	\$50.00



CITY OF LAVON

Agenda Brief

MEETING: December 19, 2023

ITEM: 8

Item:

DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A.** Police Services – Service, activity, programs, and administration report
- B.** Fire Services – Service, activity, programs, and administration report
- C.** Public Works Services – utilities, capital projects, public works, and street maintenance report
- D.** Administration Services – building permits; CWD service; Collin County tax collection; sales tax; finance report; CIP budget report; TxDOT projects report; and administration and staff report.



LAVON POLICE DEPARTMENT MONTHLY ACTIVITY November 2023



TRAFFIC STOPS

WARNINGS - 105

CITATIONS - 104

TRAFFIC ENFORCEMENT
AREA - 182



1,072

CALLS FOR SERVICE



CRIMES AGAINST
PERSONS 9

CRIMES AGAINST
PROPERTY 19

DWI - 3

OTHER CRIMES - 13

CLOSED CASES - 58

CRASHES - 17

SPECIAL
PROGRAMS - 8



SPECIAL VICTIMS
INVESTIGATIONS - 2

HAPPY HOLIDAYS

FROM THE MEN & WOMEN OF THE LAVON POLICE
DEPARTMENT



Previous Month ▾

Nov 1, 2023 - Nov 30, 2023 ▾

39%

FIRE
Percentage of Total Incidents

48%

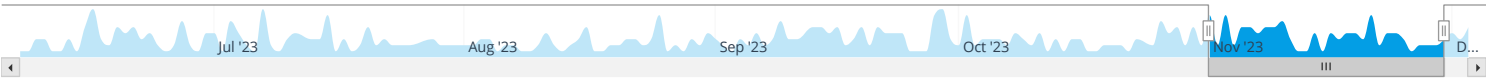
EMS
Percentage of Total Incidents

103

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Counts

% Rows

% Columns

% All

Week Ending	11/5/23	11/12/23	11/19/23	11/26/23	12/3/23	12/10/23	12/17/23	12/24/23	12/31/23	1/7/24	1/14/24	1/21/24	1/28/24	Total
(32) Emergency medical service (EMS) incident	12	13	10	11	3									49
(41) Combustible/f... spills & leaks	1													1
(46) Accident, potential accident	1													1
(51) Person in distress		2												2
(52) Water problem	1													1
(54) Animal problem or rescue	1													1
(55) Public service assistance	6	12	5	4	2									29
(61) Dispatched and canceled en route		2	1	1										4
(62) Wrong location, no emergency found	1													1
NULL			5	8	1									14
Total	23	29	21	24	6									103

CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2022-2023

PERMITS	November-2023	Calendar Year 2023	Permit Valuations	November-2022	Calendar Year 2022	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	10	79	\$101,110.52	6	56	\$27,798.45
SINGLE FAMILY	30	292	\$1,092,445.14	10	357	\$1,221,109.87
POOLS	0	2	\$800.00	0	9	\$3,250.00
OTHERS	53	431	\$62,112.00	42	723	\$93,904.03
* Elevon Section 1 MUD Sewer	5	73				
TOTAL	98	877	\$1,256,467.66	58	1145	\$1,346,062.35
* 2nd month reporting/not comulative						



Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*



Municipal Recycling Program



Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022
Homes	2,772	2,753	2,735	2,730	2,702	2,702	2,668	2,376	2,303	2,303	2,216	2,215
Resi Rcy Tonnage	52.54	39.36	25.17	61.5	49.66	48.39	58.34	34.51	53.4	45.41	33.25	45.59
Pounds / Home / Month	37.91	28.59	18.41	45.05	36.76	35.82	43.73	29.05	46.37	39.44	30.01	41.16

Municipal Service Inquiries



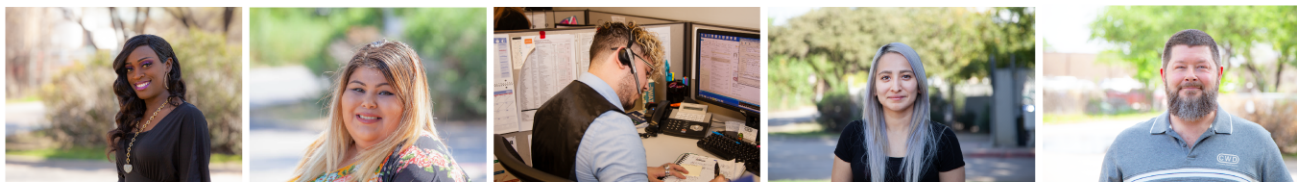
Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022
Service Opportunities	22,884	22,710	22,537	22,490	22,238	22,238	21,987	20,576	19,943	19,943	19,190	19,181
Service Inquiries	9	9	12	36	36	30	31	36	33	16	11	25
Per 1,000 Service Opps	0.39	0.4	0.53	1.6	1.62	1.35	1.41	1.75	1.65	0.8	0.57	1.3



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of Lavon and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 11/01/2023 - 11/30/2023

Date	Account	Address	Service Type	Service Code
11/22/2023	105627-1590	335 HIDDEN WATERS DR	RESI-BULK	RESI R/L BULK
11/29/2023	105627-763	695 BONHAM DR	RESI-BULK	RESI R/L BULK
				Total RESI-BULK: 2
11/09/2023	105627-774	724 HARRISON LN	RESI-RECYCLE	SERVICE RCYCART
11/16/2023	105627-1665	655 JOHNSON DR	RESI-RECYCLE	SERVICE RCYCART
11/30/2023	105627-1675	252 SUNSHINE LN	RESI-RECYCLE	SERVICE RCYCART
				Total RESI-RECYCLE: 3
11/02/2023	105627-119	900 Rolling Meadow Dr	RESI-TRASH	SERVICE TRASH CART
11/09/2023	105627-1635	525 MUSTANG CT	RESI-TRASH	SERVICE TRASH CART
11/16/2023	105627-1664	984 ROLLING MEADOW DR	RESI-TRASH	SERVICE TRASH CART

11/17/02023

105627-1011

410 GRANT LN

RESI-TRASH

SERVICE TRASH CART

Total RESI-TRASH: 4

Total Inquiries: 9

2833 - Lavon, City of (General Obligation Debt)
Report - Lavon, City of (General Obligation Debt) / Sales Tax Data

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the [Texas Comptroller's website](#) if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- View Grid Based on Calendar Year
- View Grid With All Years

Download to Excel

Change Fiscal Year
End

09/30/2024

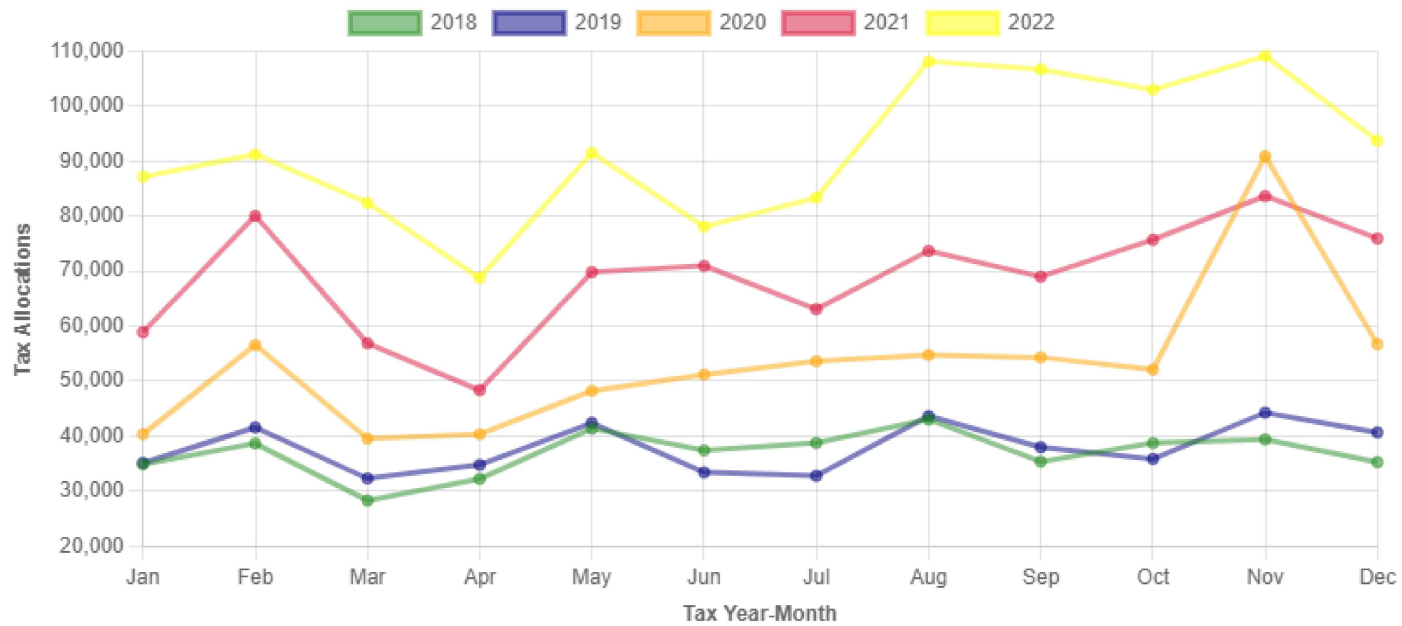


Submit

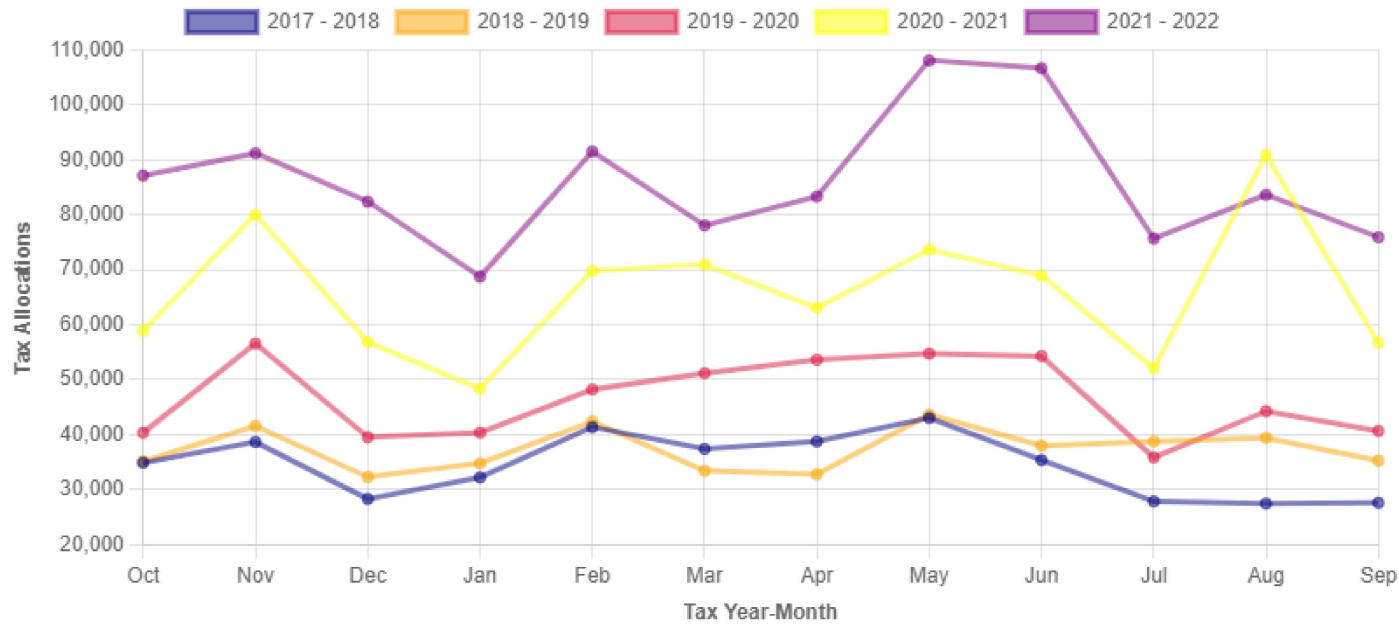
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2024	\$134,039	\$141,570	\$127,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403,450
2023	\$102,983	\$109,154	\$93,701	\$100,881	\$109,816	\$99,622	\$91,542	\$115,892	\$109,339	\$118,823	\$148,816	\$112,044	\$1,312,613
2022	\$75,699	\$83,649	\$75,926	\$87,161	\$91,220	\$82,408	\$68,743	\$91,544	\$78,074	\$83,361	\$108,100	\$106,687	\$1,032,574
2021	\$52,096	\$90,909	\$56,718	\$58,898	\$80,039	\$56,878	\$48,350	\$69,834	\$70,944	\$63,068	\$73,676	\$68,987	\$790,396
2020	\$35,846	\$44,260	\$40,667	\$40,349	\$56,602	\$39,533	\$40,351	\$48,207	\$51,191	\$53,631	\$54,745	\$54,314	\$559,696
2019	\$38,730	\$39,419	\$35,260	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$32,771	\$43,642	\$37,975	\$447,367
2018	\$27,837	\$27,458	\$27,603	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$412,870
2017	\$22,849	\$24,877	\$22,304	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$274,094
2016	\$18,554	\$24,151	\$17,624	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$258,670
2015	\$16,213	\$17,336	\$16,025	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$217,559
2014	\$12,032	\$14,975	\$11,935	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$179,266
2013	\$11,166	\$15,054	\$12,518	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$153,743
2012	\$9,075	\$15,224	\$9,414	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$140,152
2011	\$8,990	\$10,146	\$10,217	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$124,980
2010	\$11,983	\$12,813	\$9,335	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$120,668
2009	\$10,655	\$14,185	\$10,830	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$125,864

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2008	\$9,001	\$13,869	\$10,505	\$6,439	\$15,097	\$6,019	\$3,917	\$10,012	\$5,481	\$7,609	\$13,184	\$7,853	\$108,986
2007	\$10,725	\$14,759	\$7,398	\$6,567	\$11,434	\$7,902	\$8,989	\$13,114	\$8,797	\$7,037	\$16,120	\$10,821	\$123,662
2006	\$8,371	\$10,348	\$7,185	\$6,940	\$10,522	\$7,581	\$4,398	\$10,629	\$8,192	\$7,183	\$10,029	\$6,573	\$97,950
2005	\$5,168	\$5,637	\$4,324	\$3,686	\$4,729	\$3,046	\$3,680	\$5,722	\$5,214	\$3,911	\$6,051	\$7,280	\$58,448

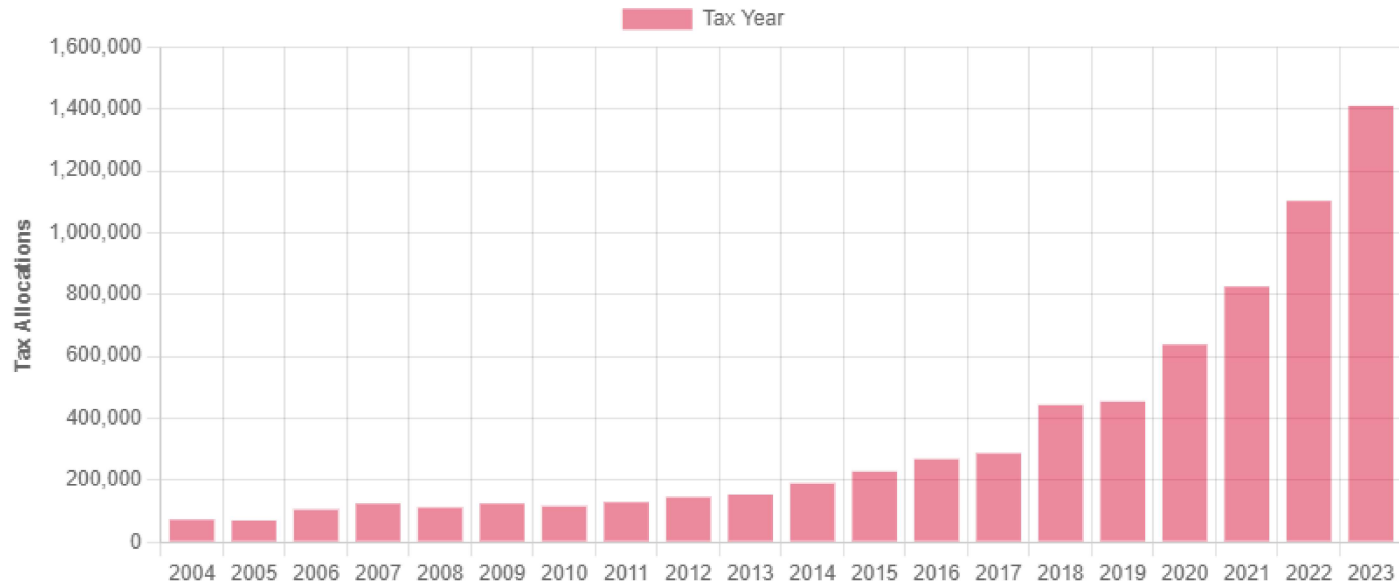
Monthly - Sales Tax Allocations - By Calendar Year



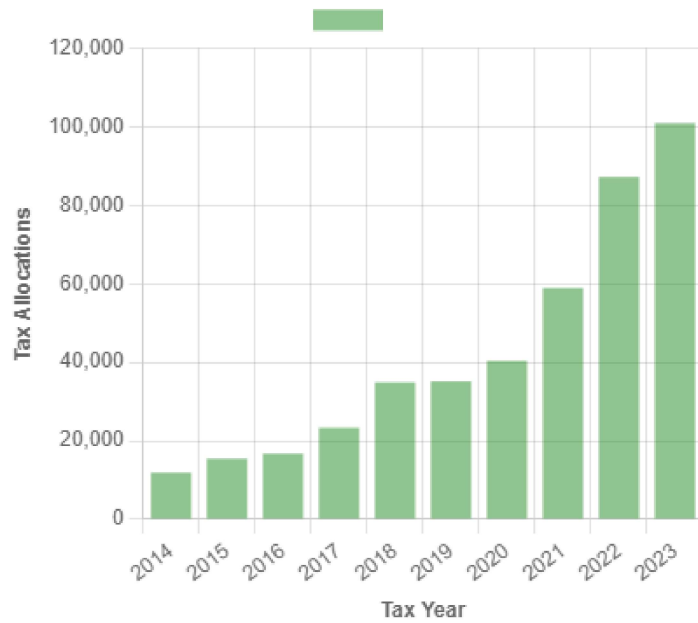
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



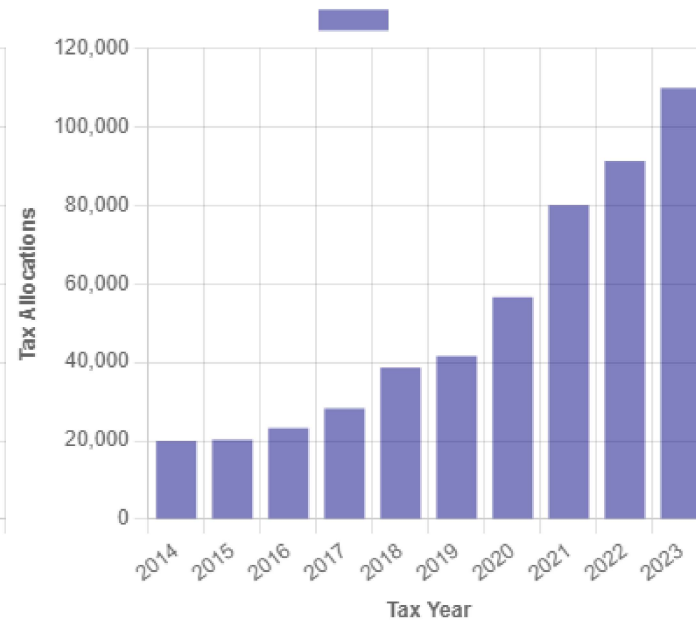
Yearly - Sales Tax Allocations - Past 20 Years



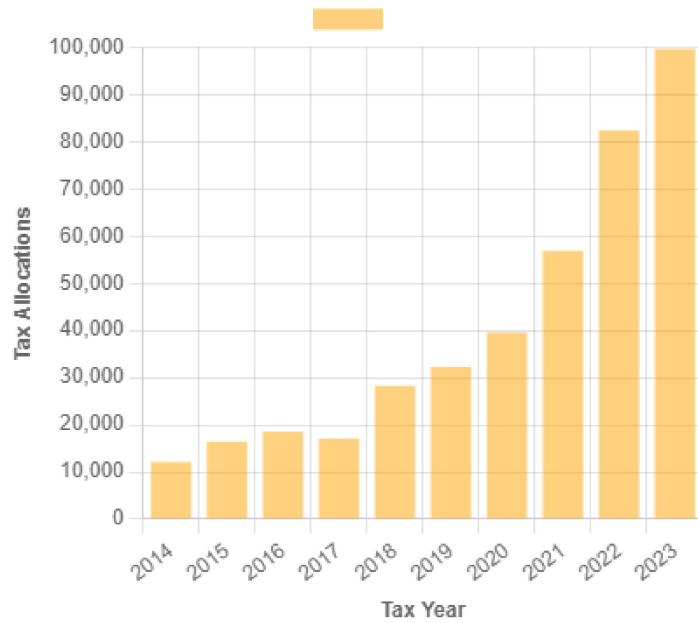
January - Sales Tax Allocations by Year



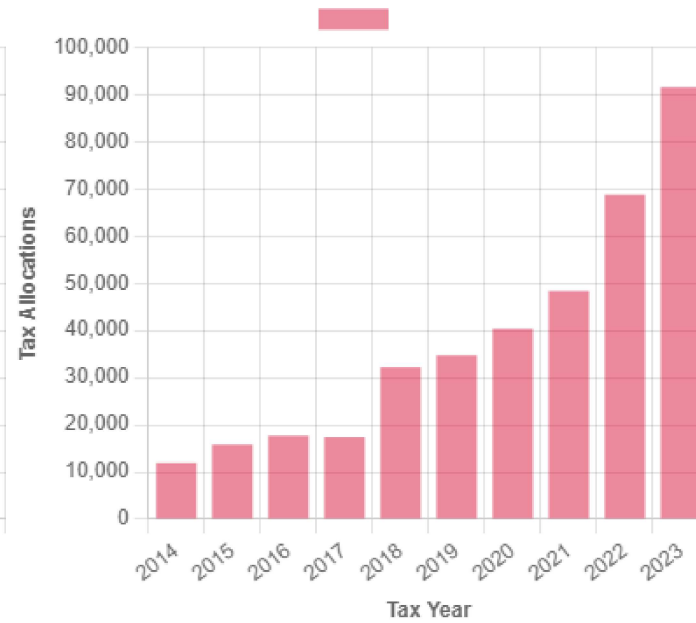
February - Sales Tax Allocations by Year



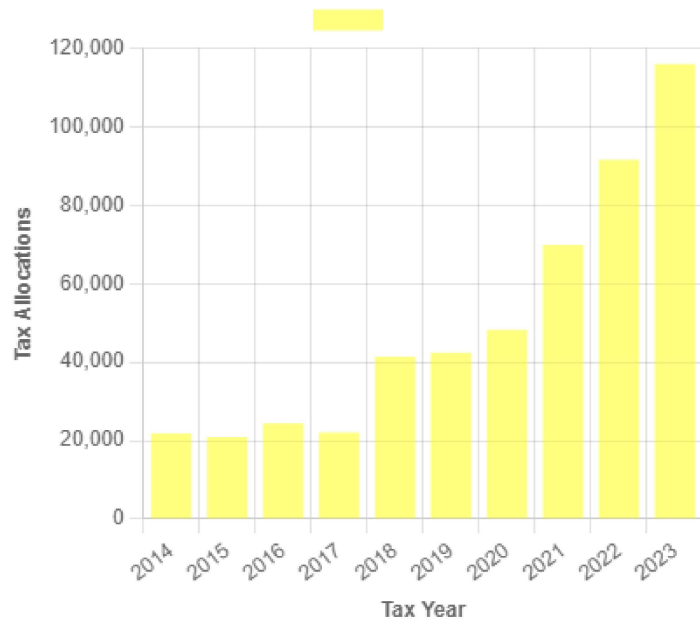
March - Sales Tax Allocations by Year



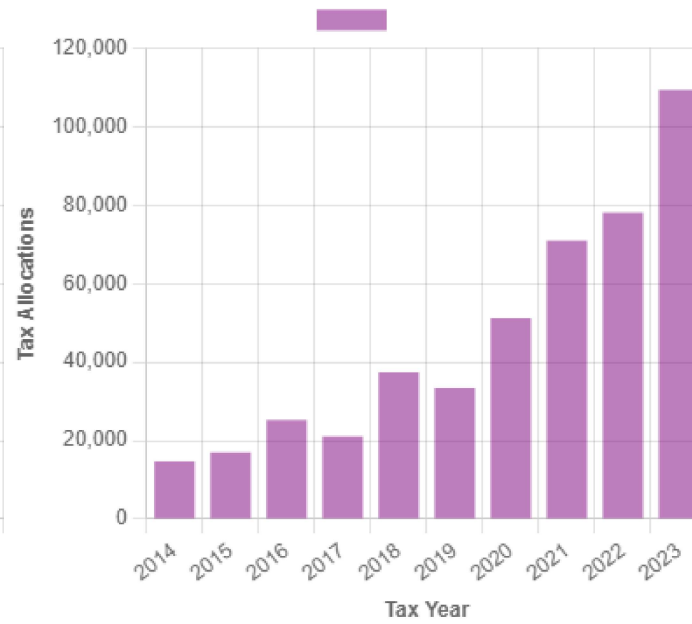
April - Sales Tax Allocations by Year



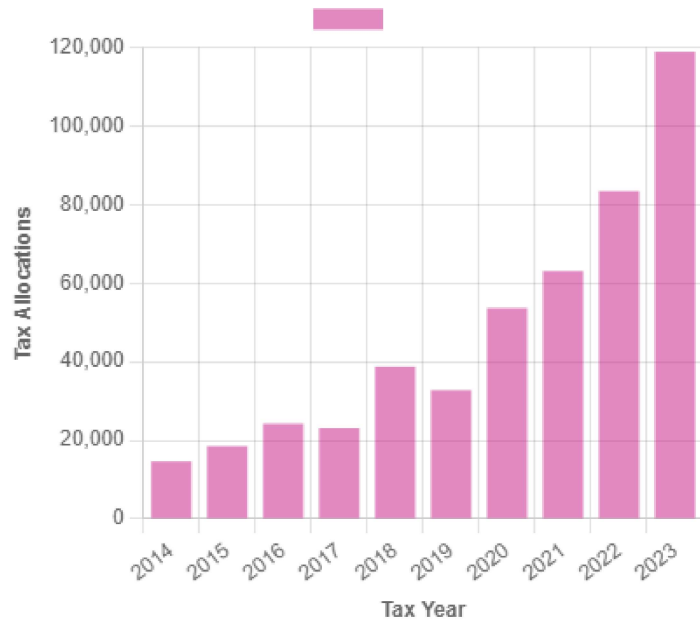
May - Sales Tax Allocations by Year



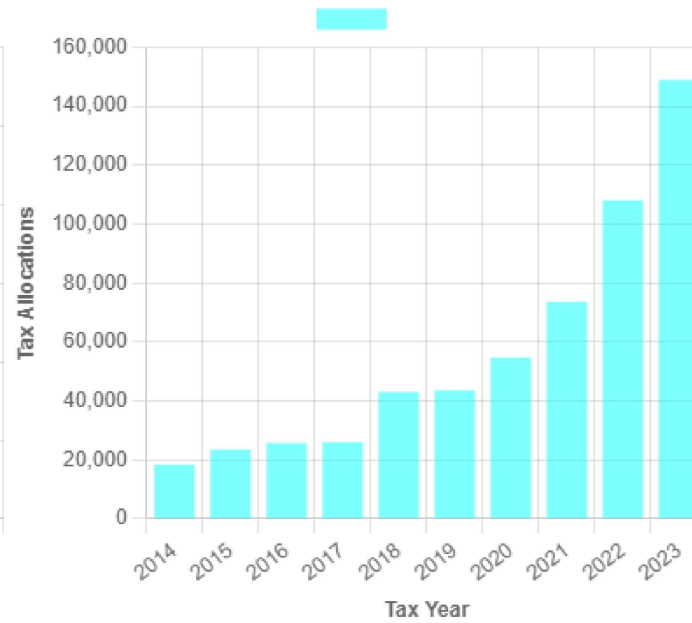
June - Sales Tax Allocations by Year



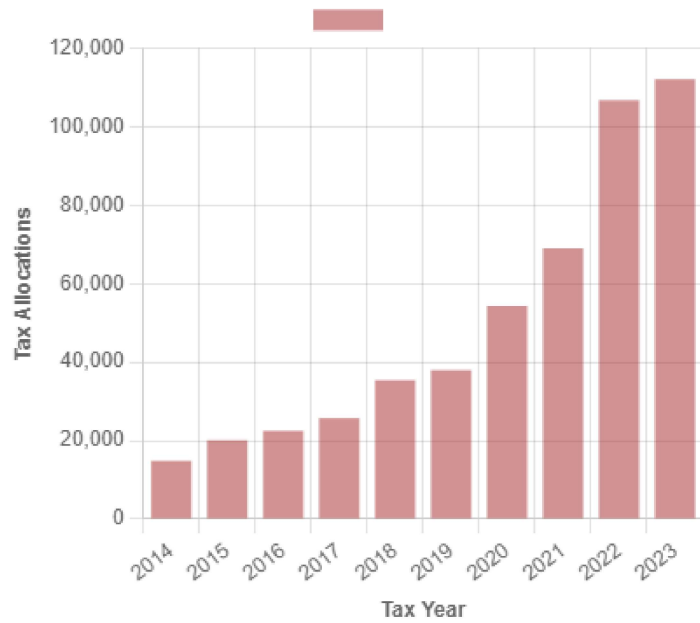
July - Sales Tax Allocations by Year



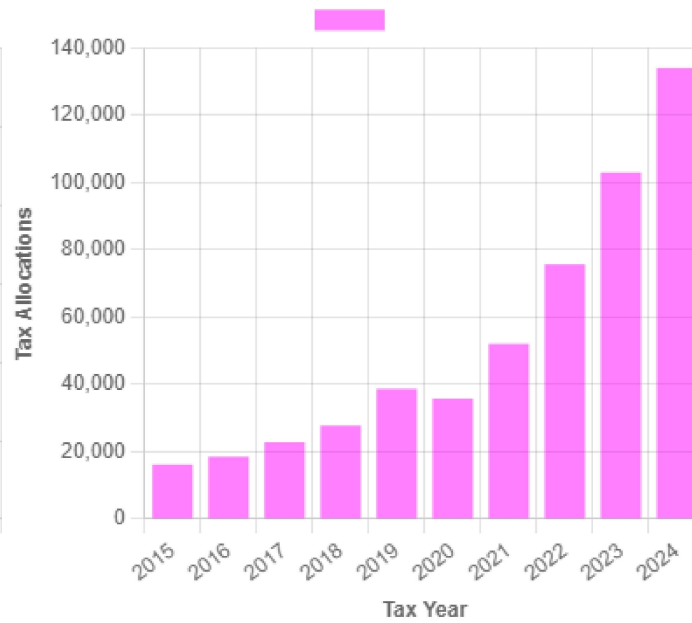
August - Sales Tax Allocations by Year



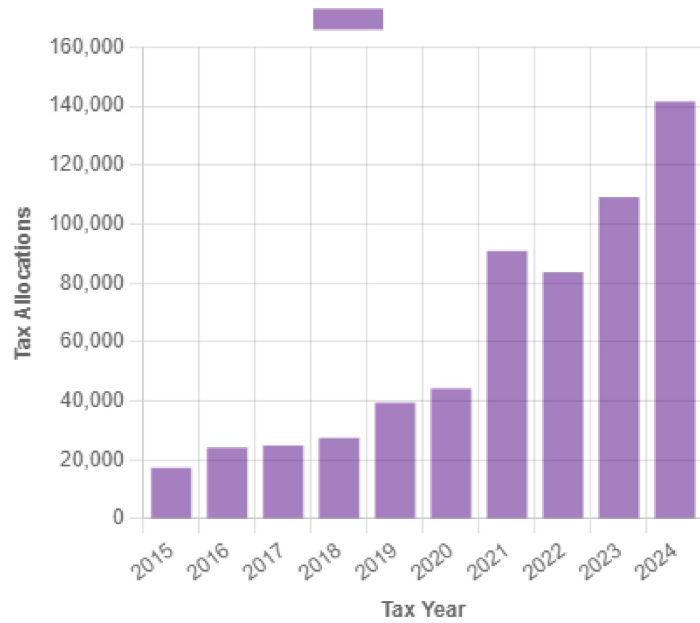
September - Sales Tax Allocations by Year



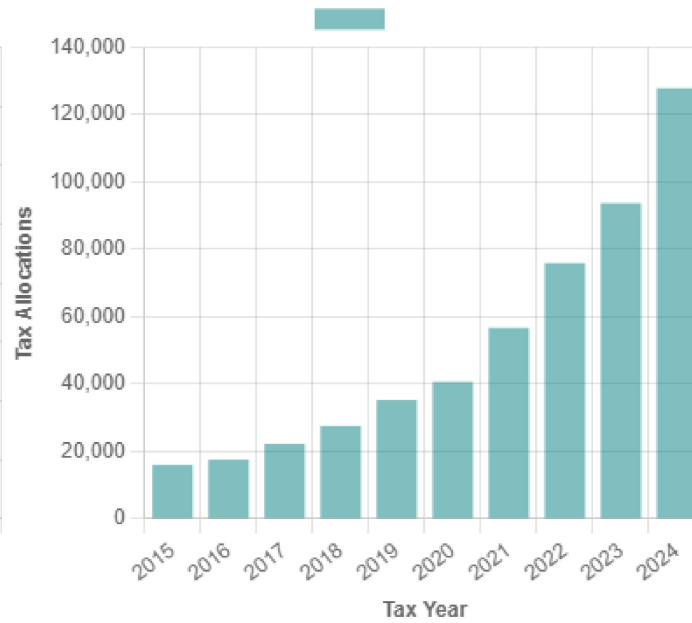
October - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year



City of Lavon

Monthly Financial Report

11/30/2023

	Budget	YTD	Remaining	% Budget
General Fund				
Other Funding	5,403,531	5,403,531		
Revenue	6,415,484	965,567	5,449,917	15.05%
Expenses	8,820,935	1,449,302	7,371,634	16.43%
Ending Resources	2,998,079	4,919,796		
Interest & Sinking				
Beginning Resources	732,866	732,866		
Revenue	1,191,490	53,854	1,137,636	4.52%
Expenses	1,739,270	-	1,739,270	0.00%
Ending Resources	185,086	786,720		
Streets - Tax Funded				
Beginning Resources	936,216	936,216		
Revenue	350,000	68,902	281,098	19.69%
Expenses	450,000	23,981	426,019	5.33%
Ending Resources	836,216	981,137		
Streets - Fee Funded				
Beginning Resources	415,570	415,570		
Revenue	-	-	-	NA
Expenses	200,000	-	200,000	0.00%
Ending Resources	215,570	415,570		
Municipal Court Security				
Beginning Resources	20,890	20,890		
Revenue	4,000	102	3,898	NA
Expenses	2,400	-	2,400	NA
Ending Resources	22,490	20,992		
Utilities				
Beginning Resources	7,320,349	7,320,349		
Revenue	4,635,694	959,002	3,676,692	20.69%
Expenses	7,550,760	229,468	7,321,292	3.04%
Ending Resources	4,405,283	8,049,883		

City of Lavon

General Fund Summary

11/30/2023

	Budget	YTD	Remaining	% Budget
REVENUES				
Total Taxes	3,709,084	276,661	3,432,423	7%
Total Transfers	839,000	-	839,000	0%
Total Other General Government	80,000	17,605	62,395	22%
Administration	39,000	5,790	33,210	15%
Municipal Court	3,500	700	2,800	20%
Police	103,500	11,657	91,843	11%
Fire	110,000	1,740	108,260	2%
Parks & Rec	500	-	500	0%
Development Services	1,530,900	651,414	879,486	43%
Total Revenues	6,415,484	965,567	5,449,917	15%
EXPENDITURES				
OPERATIONS				
Administration	880,071	145,289	734,782	17%
Non-Departmental	183,741	63,437	120,305	35%
Municipal Court	103,200	20,109	83,091	19%
Police	2,439,066	447,741	1,991,324	18%
Fire	1,543,604	265,294	1,278,310	17%
Parks & Rec	7,670	905	6,765	12%
Development Services	300,000	43,656	256,344	15%
Public Works	946,983	180,090	766,893	19%
Total Operations Expenditures	6,404,335	1,166,522	5,237,814	18%
CAPITAL				
Administration Capital Outlay	5,000	-	5,000	0%
Non-Departmental Capital Outlay	22,000	-	22,000	0%
Police Capital Outlay	409,600	281,929	127,671	69%
Fire Capital Outlay	1,528,000	851	1,527,149	0%
Parks & Rec Capital Outlay	320,000	-	320,000	0%
Public Works Capital Outlay	132,000	-	132,000	0%
Total Capital Outlay	2,416,600	282,780	2,133,820	12%
Total Expenditures	8,820,935	1,449,302	7,371,634	16%

General Fund		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES					
	Est. Beginning Resources - Unrestricted	1,601,084	1,601,084		100.00%
	Est. Beginning Resources - Assigned for Capita	3,802,447	3,802,447		100.00%
REVENUES					
Taxes					
10-00-4001	Property Taxes	2,811,584	130,044	2,681,539	4.63%
10-00-4040	Sales & Use Tax	700,000	137,805	562,195	19.69%
10-00-4045	Mixed Beverage Sales Tax	2,500	336	2,164	13.45%
10-00-4060	Franchise Fees	195,000	8,476	186,524	4.35%
	Total Taxes	3,709,084	276,661	3,432,423	7.46%
Other General Government					
10-00-4500	Interest Income	75,000	17,855	57,145	23.81%
10-00-4799	Miscellaneous Revenue	5,000	(250)	5,250	-5.00%
	Total Other General Government	80,000	17,605	62,395	22.01%
Transfers In					
10-00-4801	Transfer from Utility Fund - Sewer	695,000	-	695,000	0.00%
10-00-4802	Transfer from Utility Fund - Solid Waste	144,000	-	144,000	0.00%
	Total Transfers	839,000	-	839,000	0.00%
Administration					
10-10-4101	PID Administrative Services	33,000	(210)	33,210	-0.64%
10-10-4405	Building Rent - LEDC	6,000	6,000	-	100.00%
	Total Administration	39,000	5,790	33,210	14.85%
Municipal Court					
10-25-4215	Court Fees	3,500	700	2,800	20.00%
	Total Municipal Court	3,500	700	2,800	20.00%
Police Department					
10-45-4240	Police - Fines/Fees	100,000	11,293	88,707	11.29%
10-45-4245	Police - Warrant Fees/Fines	3,500	364	3,136	10.40%
10-45-4455	Grant Revenue	-	-	-	NA
	Total Police Department	103,500	11,657	91,843	11.26%
Fire Department					
10-55-4160	Fire Service Contract	110,000	1,740	108,260	1.58%
10-55-4650	Developer Contributions	-	-	-	NA
	Total Fire Department	110,000	1,740	108,260	1.58%
Parks & Rec Department					
10-65-4130	Facility Rental	500	-	500	0.00%
	Total Parks & Rec Department	500	-	500	0.00%
Development Services					
10-75-4271	Residential Rental Property Registration	30,000	4,250	25,750	14.17%
10-75-4305	General Permits	225,000	88,422	136,578	39.30%
10-75-4310	Land Use Application Fees	45,000	17,163	27,837	38.14%
10-75-4315	New Building Permits	725,000	298,709	426,291	41.20%
10-75-4325	Food Service Inspection Permits	5,500	(225)	5,725	-4.09%
10-75-4350	OSSF Permits	400	400	-	100.00%
10-75-4355	Infrastructure Inspection Fees	500,000	242,694	257,306	48.54%
	Total Development Services	1,530,900	651,414	879,486	42.55%
Total General Fund Revenues		6,415,484	965,567	5,449,917	15.05%
Total Source of Funds		11,819,015	6,369,098	5,449,917	53.89%

General Fund		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% of BUDGET
EXPENDITURES					
Administration Services					
10-10-5000	Salaries & Wages	408,000	81,183	326,817	20%
10-10-5025	Health Insurance	60,000	7,431	52,569	12%
10-10-5030	Payroll Taxes	31,212	6,185	25,027	20%
10-10-5035	Retirement	72,787	15,198	57,590	21%
10-10-5040	TWC	80	-	80	0%
10-10-5045	Workers Comp	615	603	12	98%
10-10-5100	Office Supplies	4,500	981	3,519	22%
10-10-5101	Council Supplies	1,500	56	1,444	4%
10-10-5107	Community Event Supplies	25,500	2,232	23,268	9%
10-10-5190	Office Furniture & Equipment - not cap	3,000	-	3,000	0%
10-10-5200	Phone, Internet	4,500	598	3,902	13%
10-10-5210	Electricity	6,500	1,188	5,312	18%
10-10-5220	Natural Gas	6,120	83	6,037	1%
10-10-5230	Water	780	-	780	0%
10-10-5401	Attorney	45,000	9,361	35,639	21%
10-10-5410	Auditor	16,000	-	16,000	0%
10-10-5425	Tax Assessor/Collector	2,500	-	2,500	0%
10-10-5430	Central Appraisal District	25,027	6,853	18,174	27%
10-10-5440	Professional Services - Other	36,000	2,622	33,378	7%
10-10-5510	Advertising	18,930	4,330	14,600	23%
10-10-5520	SAAS Contracts (software/app service)	25,000	222	24,778	1%
10-10-5540	Cleaning Service	7,000	1,072	5,928	15%
10-10-5545	Election Services	8,000	-	8,000	0%
10-10-5589	Sales Tax Incentive Rebate	50,000	-	50,000	0%
10-10-5700	Dues & Fees	6,320	911	5,409	14%
10-10-5720	Employee Travel	4,200	1,289	2,911	31%
10-10-5725	Employee Training	7,500	1,808	5,692	24%
10-10-5730	Staff Development	3,500	1,083	2,418	31%
	Total Administration Operations	880,071	145,289	734,782	17%
Admin Capital Outlay					
10-10-9103	Improvements	5,000	-	5,000	0%
	Total Admin Capital Outlay	5,000	-	5,000	0%
	Total Admin Services	885,071	145,289	739,782	16%
Non-Departmental					
10-15-5100	Office Supplies	10,000	1,692	8,308	17%
10-15-5305	Building Maintenance	25,000	-	25,000	0%
10-15-5310	Grounds Maintenance	2,000	-	2,000	0%
10-15-5440	Professional Services - Other	75,000	13,614	61,386	18%
10-15-5460	Insurance - Management Liability	3,815	3,584	230	94%
10-15-5470	Insurance - Facilities	15,061	17,696	(2,635)	117%
10-15-5475	Insurance - Vehicles & Equipment	15,836	14,858	978	94%
10-15-5525	Technology Services Contract	32,500	10,619	21,881	33%
10-15-5601	Office Equipment Leases	4,530	1,374	3,156	30%
	Total Non-Departmental Operations	183,741	63,437	120,305	35%
Non-Departmental Capital Outlay					
10-15-9103	Improvements	22,000	-	22,000	0%
	Total Non-Departmental Capital Outlay	22,000	-	22,000	0%
	Total Non-Departmental	205,741	63,437	142,305	31%

General Fund		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% of BUDGET
Municipal Court Services					
10-25-5000	Salaries & Wages	57,500	12,051	45,449	21%
10-25-5025	Health Insurance	12,000	1,812	10,188	15%
10-25-5030	Payroll Taxes	4,399	922	3,477	21%
10-25-5035	Retirement	10,258	2,256	8,002	22%
10-25-5040	TWC	20	-	20	0%
10-25-5045	Workers Comp	123	121	2	98%
10-25-5100	Office Supplies	2,000	242	1,758	12%
10-25-5402	Judge	6,450	1,200	5,250	19%
10-25-5403	Prosecutor	9,200	1,500	7,700	16%
10-25-5515	Credit Card Contract	-	5	(5)	NA
10-25-5546	Jury Service	250	-	250	0%
10-25-5725	Employee Training	1,000	-	1,000	0%
	Total Municipal Court	103,200	20,109	83,091	19%
Police Services					
10-45-5000	Salaries & Wages	1,409,000	223,587	1,185,413	16%
10-45-5025	Health Insurance	223,000	26,069	196,931	12%
10-45-5030	Payroll Taxes	107,789	16,859	90,929	16%
10-45-5035	Retirement	240,662	40,307	200,354	17%
10-45-5040	TWC	240	3	237	1%
10-45-5045	Workers Comp	25,456	24,948	508	98%
10-45-5100	Office Supplies	5,500	2,994	2,506	54%
10-45-5103	Community Policing Supplies	13,500	985	12,515	7%
10-45-5105	Child Abuse Interlocal - Supplies	1,500	-	1,500	0%
10-45-5125	Operating Supplies	8,500	-	8,500	0%
10-45-5155	Uniforms	12,000	1,135	10,865	9%
10-45-5160	Personal Protection Equipment	10,900	-	10,900	0%
10-45-5190	Office Furniture & Equipment - not cap	15,500	5,961	9,539	38%
10-45-5195	Tools & Equipment - not capitalized	45,000	-	45,000	0%
10-45-5200	Phone, Internet	35,000	4,679	30,321	13%
10-45-5210	Electricity	12,000	1,564	10,436	13%
10-45-5230	Water	1,000	69	931	7%
10-45-5240	Fuel	45,000	6,716	38,284	15%
10-45-5315	Vehicle Maintenance	40,000	7,405	32,595	19%
10-45-5325	Equipment Maintenance	5,000	260	4,740	5%
10-45-5465	Insurance - Law Enforcement Liability	11,834	15,855	(4,022)	134%
10-45-5520	SAAS Contracts (software/app service)	53,000	42,900	10,100	81%
10-45-5530	Medical Services	1,500	45	1,455	3%
10-45-5540	Cleaning Service	7,000	994	6,006	14%
10-45-5548	Dispatch Service	79,536	19,074	60,462	24%
10-45-5551	Inmate Boarding Contract	10,000	2,875	7,125	29%
10-45-5552	Animal Control Service	6,250	1,563	4,688	25%
10-45-5700	Dues & Fees	2,000	-	2,000	0%
10-45-5720	Employee Travel	2,200	301	1,899	14%
10-45-5725	Employee Training	9,200	593	8,607	6%
	Total Police Operations	2,439,066	447,741	1,991,324	18%
	Police Capital Outlay				
10-45-9102	Remodel	5,000	-	5,000	0%
10-45-9104	Furnishings	36,600	-	36,600	0%
10-45-9220	Vehicle	310,000	281,929	28,071	91%
10-45-9221	Equipment	58,000	-	58,000	0%
	Total Police Capital Outlay	409,600	281,929	127,671	69%
	Total Police Services	2,848,666	729,670	2,118,996	26%

General Fund		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% of BUDGET
Fire Services					
10-55-5000	Salaries & Wages	816,000	121,009	694,991	15%
10-55-5025	Health Insurance	115,000	14,504	100,496	13%
10-55-5030	Payroll Taxes	62,424	9,162	53,262	15%
10-55-5035	Retirement	141,114	22,653	118,462	16%
10-55-5040	TWC	100	-	100	0%
10-55-5045	Workers Comp	7,926	7,767	159	98%
10-55-5100	Office Supplies	4,000	423	3,577	11%
10-55-5125	Operating Supplies	15,000	6,061	8,939	40%
10-55-5155	Uniforms	15,000	(1,397)	16,397	-9%
10-55-5160	Personal Protection Equipment	25,000	3,231	21,769	13%
10-55-5195	Tools & Equipment - not capitalized	44,000	4,289	39,711	10%
10-55-5200	Phone, Internet	20,000	1,520	18,480	8%
10-55-5210	Electricity	12,000	428	11,572	4%
10-55-5212	Electricity - Storm Sirens	-	-	-	NA
10-55-5220	Natural Gas	3,440	468	2,972	14%
10-55-5230	Water	1,200	-	1,200	0%
10-55-5240	Fuel	15,000	2,876	12,124	19%
10-55-5315	Vehicle Maintenance	3,000	104	2,896	3%
10-55-5316	Apparatus Maintenance	45,000	16,963	28,037	38%
10-55-5325	Equipment Maintenance	5,000	-	5,000	0%
10-55-5330	Storm Siren O&M	500	18	482	4%
10-55-5440	Professional Services - Other	17,000	14,500	2,500	85%
10-55-5520	SAAS Contracts (software/app service)	26,000	20,382	5,618	78%
10-55-5530	Medical Services	25,000	-	25,000	0%
10-55-5536	Ambulance Service	21,000	3,013	17,987	14%
10-55-5540	Cleaning Service	3,900	514	3,386	13%
10-55-5547	Fire Marshal Contract	3,000	709	2,291	24%
10-55-5549	Fire Alarm Monitoring Service	1,000	-	1,000	0%
10-55-5560	Contract Labor	75,000	11,500	63,500	15%
10-55-5700	Dues & Fees	6,000	1,755	4,245	29%
10-55-5720	Employee Travel	5,000	346	4,654	7%
10-55-5725	Employee Training	10,000	2,493	7,507	25%
	Total Fire Operations	1,543,604	265,294	1,278,310	17%
Fire Capital Outlay					
10-55-9103	Improvements	2,500	-	2,500	0%
10-55-9104	Furnishings	7,500	851	6,649	11%
10-55-9226	Fire Apparatus	-	-	-	NA
	Total Fire Capital Outlay	1,528,000	851	1,527,149	0%
	Total Fire Services	3,071,604	266,146	2,805,459	9%
Parks & Rec Department					
10-65-5310	Grounds Maintenance	7,670	905	6,765	12%
	Total Parks & Rec Operations	7,670	905	6,765	12%
Parks & Rec Capital Outlay					
10-65-9103	Improvements	320,000	-	320,000	0%
	Total Parks & Rec Capital	320,000	-	320,000	0%
	Total Parks & Rec Department	327,670	905	326,765	0%
Development Services					
10-75-5570	Inspector Services	300,000	43,656	256,344	15%
	Total Development Services	300,000	43,656	256,344	15%

General Fund		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% of BUDGET
Public Works Services					
10-80-5000	Salaries & Wages	405,500	58,256	347,244	14%
10-80-5025	Health Insurance	81,500	9,046	72,454	11%
10-80-5030	Payroll Taxes	31,021	4,455	26,566	14%
10-80-5035	Retirement	68,630	10,371	58,259	15%
10-80-5040	TWC	80	3	77	4%
10-80-5045	Workers Comp	5,732	5,617	115	98%
10-80-5100	Office Supplies	380	-	380	0%
10-80-5125	Operating Supplies	1,970	1,240	730	63%
10-80-5155	Uniforms	3,810	595	3,215	16%
10-80-5195	Tools & Equipment - not capitalized	530	-	530	0%
10-80-5200	Phone, Internet	4,030	671	3,359	17%
10-80-5211	Electricity - Street Lights	74,570	11,184	63,386	15%
10-80-5230	Water	1,980	-	1,980	0%
10-80-5240	Fuel	15,000	1,316	13,684	9%
10-80-5305	Building Maintenance	5,000	24,083	(19,083)	482%
10-80-5310	Grounds Maintenance	10,260	12,679	(2,419)	124%
10-80-5315	Vehicle Maintenance	3,490	(4)	3,494	0%
10-80-5325	Equipment Maintenance	910	151	759	17%
10-80-5335	Streets/Sidewalks Maintenance	20,750	-	20,750	0%
10-80-5340	Sign Maintenance	6,560	-	6,560	0%
10-80-5355	Drainage Maintenance	25,000	-	25,000	0%
10-80-5385	Mosquito Control	12,580	2,775	9,805	22%
10-80-5395	Septic System Maintenance	300	-	300	0%
10-80-5415	Engineer	51,000	16,403	34,598	32%
10-80-5530	Medical Services	60	-	60	0%
10-80-5565	Code Enforcement Services	10,000	-	10,000	0%
10-80-5570	Inspection Services	105,000	20,485	84,515	20%
10-80-5720	Employee Travel	260	-	260	0%
10-80-5725	Employee Training	1,080	711	369	66%
	Total Public Works Operations	946,983	180,090	766,893	19%
	Public Works Capital Outlay				
10-80-9103	Improvements	25,000	-	25,000	0%
10-80-9221	Equipment	23,000	-	23,000	0%
10-80-9222	Heavy Equipment	84,000	-	84,000	0%
	Total Capital Outlay	132,000	-	132,000	0%
	Total Public Works Services	1,078,983	180,090	898,893	17%
Total General Fund Expenditures		8,820,935	1,449,302	7,371,634	16%
Change in Financial Position		(2,405,452)	(483,735)		
ESTIMATED ENDING RESOURCES (Net)		2,998,079	4,919,796		

DEBT SERVICE (I&S) FUND	ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES	732,866	732,866		100%
REVENUE				
50-00-4005 Property Taxes - I&S	1,166,490	53,854	1,112,636	5%
50-00-4517 Interest - IB I&S	25,000	-	25,000	0%
50-00-4801 Transfer from Utility Fund - Sewer	-	-	-	NA
50-00-4804 Transfer from Utility Fund - I&S	-	-	-	NA
Total Revenues	1,191,490	53,854	1,137,636	
EXPENDITURES				
50-10-5790 Debt Administration	15,000	-	15,000	0%
50-10-5820 2020 GO Ref Bonds Principal	480,000	-	480,000	0%
50-10-5821 2020 GO Ref Bonds Interest	14,600	-	14,600	0%
50-10-5822 2020 CO Principal	105,000	-	105,000	0%
50-10-5823 2020 CO Interest	486,450	-	486,450	0%
Transfer to Utility Fund	581,220	-	581,220	0%
TIRZ Contribution	57,000	-	57,000	0%
Total Expenditures	1,739,270	-	1,739,270	
Change in Financial Position	(547,780)	53,854		
ESTIMATED ENDING RESOURCES (Net)	185,086	786,720		

STREET FUND	Maintenance/Construction	ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% OF BUDGET
Funded by Street Maintenance Sales Tax					
ESTIMATED BEGINNING RESOURCES		936,216	936,216		100%
Street Repair Fund Revenue					
17-00-4041	Sales Tax - Dedicated Streets	350,000	68,902	281,098	20%
Total Street Repair Fund Revenue		350,000	68,902	281,098	
Street Repair Fund Expenditure					
17-80-5335	Street Maintenance	450,000	23,981	426,019	5%
Total Street Repair Expenditure		450,000	23,981	426,019	5%
ESTIMATED ENDING RESOURCES (Net)		836,216	981,137		
Funded by Annexation Fees					
ESTIMATED BEGINNING RESOURCES		415,570	415,570		100%
Street Repair Revenue					
23-80-4210	Capital Recovery Fees - Lavon Farms	-	-	-	NA
31-80-4210	Annexation Fees - Trails of Lavon	-	-	-	NA
32-80-4210	Annexation Fees - Elevon	-	-	-	NA
Total Street Repair Revenue		-	-	-	
Street Repair Fund Expenditure					
23-80-5336	Street Maint - Lavon Farms Regional	200,000	-	200,000	0%
31-80-5337	Street Maint - Trails of Lavon Regional	-	-	-	NA
32-80-5338	Street Maint - Elevon Regional	-	-	-	NA
Total Street Repair Expenditure		200,000	-	200,000	
ESTIMATED ENDING RESOURCES (Net)		215,570	415,570		

MUNICIPAL COURT SECURITY FUND	ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES	20,890	20,890		100%
REVENUE				
15-00-4516 Interest - IB Dedicated	-	-	-	NA
15-25-4217 Court - Building Security Fees	4,000	102	3,898	3%
Total Revenues	4,000	102	3,898	
EXPENDITURES				
15-25-5560 Contract Labor - Bailiffs	2,400	-	2,400	0%
Total Expenditures	2,400	-	2,400	
ESTIMATED ENDING RESOURCES (Net)	22,490	20,992		

UTILITY FUND		ADOPTED/ AMENDED 2023-24	YTD 11/2023	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		7,320,349	7,320,349		100%
UTILITY FUND REVENUE					
Administration					
20-00-4520	Interest - IB Utility	16,850	-	16,850	0%
20-00-4521	Interest - IB Sewer Tap	12,000	7,553	4,447	63%
20-10-4130	Facility Rental	-	-	-	NA
20-10-4240	Police - Fines/Fees	-	3,802	(3,802)	NA
20-85-4202	Administration Fee	30,000	8,750	21,250	29%
20-85-4299	Late Fees	35,000	8,338	26,662	24%
Total Administration		93,850	28,442	65,408	30%
Sanitary Sewer					
20-85-4110	Sewer Charges	1,451,352	249,664	1,201,688	17%
20-85-4230	Sewer Tap Fee	1,575,000	521,500	1,053,500	33%
20-85-4330	Online Permit Pmts	7,500	1,250	6,250	17%
	Transfer from I&S	581,220	-	581,220	0%
Total Sanitary Sewer		3,615,072	772,414	2,842,658	21%
Solid Waste					
20-86-4115	Solid Waste Income	926,772	158,146	768,626	17%
Total Solid Waste		926,772	158,146	768,626	17%
Total Revenue		4,635,694	959,002	3,676,692	21%
UTILITY FUND EXPENDITURES					
Sanitary Sewer					
20-85-5210	Electricity	95,000	13,451	81,549	14%
20-85-5390	Sewer System Maintenance	65,000	1,510	63,490	2%
20-85-5590	NTMWD O&M Contract	586,260	145,223	441,037	25%
20-85-5801	Transfer to General Fund	695,000	-	695,000	0%
20-85-9422	Eleven WWTP Construction	5,000,000	1,573	4,998,428	0%
20-85-9423	Sewer System Improvements	200,000	257	199,743	0%
Total Sanitary Sewer		6,641,260	162,013	6,479,247	2%
Solid Waste					
20-86-5100	Office Supplies	8,500	-	8,500	0%
20-86-5104	Billing Supplies	12,000	1,891	10,109	16%
20-86-5190	Office Furniture & Equipment	500	-	500	0%
20-86-5515	Credit Card Contract	3,500	396	3,104	11%
20-86-5520	SAAS Contracts	3,500	-	3,500	0%
20-86-5595	Solid Waste Contract	675,000	59,292	615,708	9%
20-86-5785	Sales Tax	62,500	5,876	56,624	9%
20-86-5802	Transfer to General Fund	144,000	-	144,000	0%
Total Solid Waste		909,500	67,455	842,045	7%
Total Expenditure		7,550,760	229,468	7,321,292	3%
Change in Financial Position		(2,915,066)	729,534		
ESTIMATED ENDING RESOURCES (Net)		4,405,283	8,049,883		



City of Lavon Area Development Estimated Projections

OCTOBER 2023

	Total Developed Lots/Units	4,785
	<u>Lots/Units in Development Stages</u>	<u>8,128</u>
	TOTAL Lots in/around Lavon	12,913
<hr/>		
DEVELOPED LOTS/UNITS		
OCCUPIED LOTS/UNITS		
		2,915
ACTIVE DEVELOPED UNOCCUPIED LOTS/UNITS		
Active unoccupied lots/units - including those under construction.		
1) Bear Creek Ph 3 and Ph 4 (Bloomfield)		196
2) LakePointe, Ph 2A-2B (Christie, Blue Haven, Trophy Signature)		41
3) LakePointe, Ph 3 (Christie, Blue Haven, Trophy Signature)		221
4) Lake Breeze (US Main)		97
5) Elevon, Section 2, Ph 2A (K Hovnanian)		170
6) Elevon, Section 2, Ph 2B-1 (History Maker)		199
7) Elevon, Section 2, Ph 2C (GRBK Edgewood)		310
8) Elevon, Section 2, Ph 2D (Qualico – Pacesetter)		259
9) Villas at Elevon Multifamily (Taylor Morrison)		251
10) ETJ Elevon Sec 1, Ph 1A, Ph 1B, Ph 2A, Ph 2B		108
Various lots		18
		<u>1,870</u>
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TOTAL DEVELOPED LOTS/UNITS		4,785
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LOTS IN DEVELOPMENT STAGES		
Final platted lots/units - constructing infrastructure		
11) Trails of Lavon, Ph 1 (Meritage- Dec 2023 est)		209
12) Trails of Lavon, Ph 2A (Meritage)		88
13) Trails of Lavon, Ph 2B (Meritage)		106
14) Trails of Lavon, Ph 3 (Meritage)		250
15) Elevon, Section 2, Ph 2B-2		189
16) Elevon, Section 1, Ph 2C		123
17) Elevon, Section 1, Ph 3		175
18) Hillstead - ETJ /Wylie ISD		912
19) Hillstead – ETJ - parchAUS Multifamily		273
		<u>2,325</u>
Entitled zoned lots/units – concept or plat approved		
20) Bear Creek, Ph 5, final plat approved		146
21) Elevon, Section 1, Ph 4 - ETJ prelim plat approved		267
22) Elevon, Section 2, 2E prelim plat approved		260
23) Nicholson Ranch - prelim plat approved		1,600
24) Cottages at Elevon Multifam prelim plat approved		268
25) Elevon DHI Multifamily prelim plat approved		489
26) Future Elevon Phases, concept approved		2,264
27) Bear Creek, Ph 6, concept approved		157
28) Grand Heritage, West Flex B, concept approved		352
		<u>5,803</u>
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TOTAL LOTS/UNITS IN DEVELOPMENT STAGES		8,128

ZONED/PLANNED MULTI-FAMILY UNITS

A. Grand Heritage, West Flex B	112
B. LakePointe	<u>216</u>
Total	328

ZONED COMMERCIAL ACREAGE

C. Lake Breeze	27 acres
D. LakePointe	25 acres
E. Grand Heritage, West Flex B	119 acres
F. Elevon	243 acres
G. Trails of Lavon	<u>10 acres</u>
Total	424 acres

SCHOOL UPDATE

- H. CISD Addition – Elementary School opened Aug 23; Middle School will open Aug 24
- I. CISD – future elementary schools (2) – Elevon Section 1 and Section 2

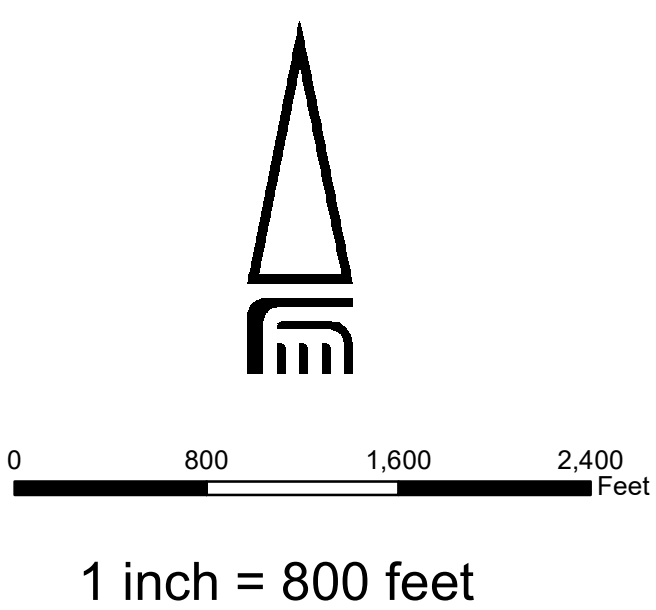
TRANSPORTATION RELATED

- SH 205 Widening to 4-lane divided road started Jan 2023; 18 months est completion
- FM 6 Widening in planning stages
- City CIP in progress

City of Lavon

Boundaries Map

July 2023



- Legend**
- CITY LIMITS
 - ETJ (1 MILE)
 - UMB

